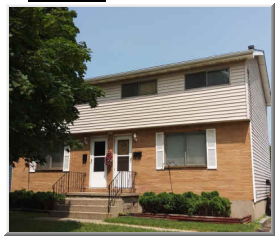
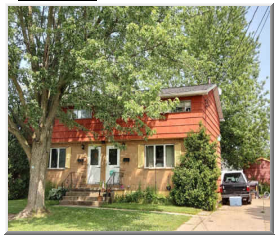
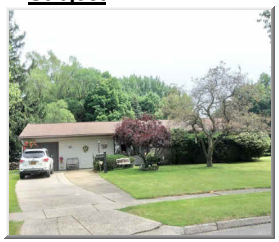
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-4-1	104.09-3-10	104.09-2-16	103.12-8-26	104.09-2-17	104.09-9-12
Owner	Pinnock, Beverley S	Cochrane, Erin E	Haynes, Renaldo M	Adolf, Andrew	McFall, John T	Smith, Carrie E
Address	23 2nd St	8 Bostwick Pl	3099 George Urban Blv	47 Nardin Dr	3105 George Urban Blv	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	41 x 107	57 x 114	60 x 128	52 x 125	60 x 128	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1955 / 0	1957 / 0	1956 / 0	1953 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	864	872	806	975	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 372	0 730	0 378
SFLA	1360	1280	1308	1411	1219	1191
Att/Det Gar Sqft	308	308	440	308	280	400
Prior Land	$7,400					
Prior Total	$70,000					
Comp Land Estimate	$10,000	$13,500	$14,900	$13,100	$14,900	$14,200
Sale Date		10/9/2019	8/18/2017	3/7/2019	4/7/2017	5/10/2018
Sale Price		$100,000	$129,000	$156,333	$120,000	$127,500
Time Adj Sale Price		$100,000	$136,500	$157,900	$122,800	$132,000
TADJSP/SQFT		$78.13	$104.36	$111.91	$100.74	$110.83
Model Adjustments	$31,400	$45,300	$72,400	$89,400	$71,500	$67,900
Adjusted Sale Price		$86,100	$95,500	$99,900	$82,700	$95,500
Comparable Estimate	$91,900 ($67.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-13	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Lenartowicz, Kevin L	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	27 3rd St	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 125	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$11,800					
Prior Total	$125,000					
Comp Land Estimate	$15,300	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$80,900	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$150,100	$136,900	$145,700	$164,500	$164,900
Comparable Estimate	$152,400 ($77.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-55	103.08-5-16	103.08-7-59	103.08-5-8	104.05-1-12	103.08-7-6
Owner	Sponholz, Edward W	Schopf, Steven J	Warmus, Amanda B	Whalen, Mary Jo	Gurowicz, William J	Wainwright, Corey L
Address	39 Dartmouth Dr	32 Cornell Dr	55 Dartmouth Dr	64 Cornell Dr	37 Rogers Dr	299 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 141	91 x 160	80 x 154	80 x 145	75 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1956 / 0	1952 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1456	1486	1540	1536	1422	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1456	1486	1540	1536	1422	1216
Att/Det Gar Sqft	308	264	396		368	440
Prior Land	$14,000					
Prior Total	$114,000					
Comp Land Estimate	$18,200	$19,900	$18,900	$18,400	$16,200	$12,400
Sale Date		8/2/2019	1/22/2018	7/1/2019	8/29/2019	9/18/2019
Sale Price		$193,000	$151,500	$155,000	$150,000	$157,000
Time Adj Sale Price		$193,000	$158,400	$155,000	$150,000	$157,000
TADJSP/SQFT		$129.88	$102.86	$100.91	$105.49	$129.11
Model Adjustments	$84,100	$118,200	$88,600	$89,600	$91,100	$91,800
Adjusted Sale Price		$158,900	$153,900	$149,500	$143,000	$149,300
Comparable Estimate	$150,900 ($103.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-11	103.08-10-13	103.08-7-32	103.08-9-22	103.16-2-26	103.16-2-10.1
Owner	Gauthier, John M Jr	Wilkey, Brent	Hodgson, Nicholas M	Dibba, Ousman	Gilhooly, Gerald A	Casteel, Dylan
Address	42 Dartmouth Dr	91 Irving Ter	72 Morris Cir	41 Morris Cir	28 Chateau Ct	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 117	71 x 131	85 x 285	57 x 140	63 x 129	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1962 / 0	1959 / 0	1960 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	1 / Y
Stories	2.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	3 Partial 1	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1100	1092	1114	1114	1164	1332
2nd Sty Area	638	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	572 0	408 0	260 0	540 0	255 0
SFLA	1738	1664	1522	1374	1704	1587
Att/Det Gar Sqft	280				308	308
Prior Land	$12,900					
Prior Total	$116,100					
Comp Land Estimate	$16,600	$16,400	$21,400	$14,900	$15,900	$15,000
Sale Date		7/26/2018	6/20/2017	5/31/2017	12/26/2019	5/14/2018
Sale Price		$142,500	$170,000	$137,700	$169,000	$205,000
Time Adj Sale Price		$146,800	$173,700	$140,800	$169,000	$212,200
TADJSP/SQFT		$88.22	$114.13	$102.47	$99.18	$133.71
Model Adjustments	$93,800	$97,600	$97,100	$79,600	$96,900	$131,700
Adjusted Sale Price		$143,000	$170,400	$155,000	$165,900	$174,300
Comparable Estimate	$161,700 ($93.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-56	103.08-7-59	103.08-5-15	103.08-5-8	103.08-5-16	103.08-5-7
Owner	Brown Roland S & W	Warmus, Amanda B	Millidge, Jessica P	Whalen, Mary Jo	Schopf, Steven J	Pham, Thu Nguyen
Address	43 Dartmouth Dr	55 Dartmouth Dr	36 Cornell Dr	64 Cornell Dr	32 Cornell Dr	68 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	99 x 193	80 x 154	90 x 145	80 x 145	91 x 160	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1956 / 0	1955 / 0	1956 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1703	1540	1888	1536	1486	2046
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1703	1540	1888	1536	1486	2046
Att/Det Gar Sqft	220	396	264		264	528
Prior Land	$17,900					
Prior Total	$119,000					
Comp Land Estimate	$21,600	$18,900	$19,100	$18,400	$19,900	$18,400
Sale Date		1/22/2018	8/27/2018	7/1/2019	8/2/2019	4/21/2017
Sale Price		$151,500	$155,000	$155,000	$193,000	$180,000
Time Adj Sale Price		$158,400	$159,300	$155,000	$193,000	$184,200
TADJSP/SQFT		$102.86	$84.38	$100.91	$129.88	$90.03
Model Adjustments	$97,100	$88,600	$94,100	$89,600	$118,200	$119,000
Adjusted Sale Price		$166,900	$162,300	$162,500	$171,900	$162,300
Comparable Estimate	$165,200 ($97.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-10	103.08-7-6	103.08-7-15	103.08-5-18	103.08-10-10	103.08-7-35
Owner	Dodolak, Ronald	Wainwright, Corey L	Galioto, James R	Kellerman, Gary A	Kwiatek, Gregory M	Brownson, Ian J
Address	46 Dartmouth Dr	299 French Rd	339 French Rd	24 Cornell Dr	75 Irving Ter	54 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 110	50 x 120	50 x 120	89 x 140	60 x 130	53 x 249
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1966 / 0	1959 / 0	1960 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1184	1216	1216	1040	1040	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 400	0 0	0 0	0 336
SFLA	1184	1216	1216	1040	1040	952
Att/Det Gar Sqft	440	440	352	308	308	
Prior Land	$13,400					
Prior Total	$102,100					
Comp Land Estimate	$16,700	$12,400	$12,400	$18,700	$15,000	$16,200
Sale Date		9/18/2019	7/20/2018	4/11/2017	4/23/2019	2/14/2017
Sale Price		$157,000	$120,000	$97,500	$150,000	$112,000
Time Adj Sale Price		$157,000	$123,600	$99,800	$151,100	$114,800
TADJSP/SQFT		$129.11	$101.64	$95.96	$145.29	$120.59
Model Adjustments	$70,100	$91,800	$72,000	$53,300	$72,200	$53,900
Adjusted Sale Price		$135,300	$121,700	$116,600	$149,000	$131,000
Comparable Estimate	$130,700 ($110.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-57	103.08-7-6	104.05-1-1	103.08-7-15	103.08-7-59	103.08-5-16
Owner	Alexander, Charlene L	Wainwright, Corey L	Hernandez, Gilbert	Galioto, James R	Warmus, Amanda B	Schopf, Steven J
Address	47 Dartmouth Dr	299 French Rd	201 Irving Ter	339 French Rd	55 Dartmouth Dr	32 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 174	50 x 120	60 x 120	50 x 120	80 x 154	91 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1955 / 0	1956 / 0	1956 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1284	1216	1274	1216	1540	1486
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1284	1216	1274	1216	1540	1486
Att/Det Gar Sqft	484	440	338	352	396	264
Prior Land	$16,300					
Prior Total	$110,000					
Comp Land Estimate	$20,300	$12,400	$14,400	$12,400	$18,900	$19,900
Sale Date		9/18/2019	8/21/2019	7/20/2018	1/22/2018	8/2/2019
Sale Price		$157,000	$149,500	$120,000	$151,500	$193,000
Time Adj Sale Price		$157,000	$149,500	$123,600	$158,400	$193,000
TADJSP/SQFT		$129.11	$117.35	$101.64	$102.86	$129.88
Model Adjustments	$79,700	$91,800	$81,900	$72,000	$88,600	$118,200
Adjusted Sale Price		$144,900	$147,300	$131,300	$149,500	$154,500
Comparable Estimate	$145,500 ($113.32/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2020
Option : DPW_DS_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-9	103.08-7-59	103.08-5-16	103.08-5-8	104.05-1-12	103.08-7-6
Owner	Chadwick, Ruth A	Warmus, Amanda B	Schopf, Steven J	Whalen, Mary Jo	Gurowicz, William J	Wainwright, Corey L
Address	50 Dartmouth Dr	55 Dartmouth Dr	32 Cornell Dr	64 Cornell Dr	37 Rogers Dr	299 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 145	80 x 154	91 x 160	80 x 145	75 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1957 / 0	1956 / 0	1952 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1448	1540	1486	1536	1422	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1448	1540	1486	1536	1422	1216
Att/Det Gar Sqft		396	264		368	440
Prior Land	$13,900					
Prior Total	$114,000					
Comp Land Estimate	$17,900	$18,900	$19,900	$18,400	$16,200	$12,400
Sale Date		1/22/2018	8/2/2019	7/1/2019	8/29/2019	9/18/2019
Sale Price		$151,500	$193,000	$155,000	$150,000	$157,000
Time Adj Sale Price		$158,400	$193,000	$155,000	$150,000	$157,000
TADJSP/SQFT		$102.86	$129.88	$100.91	$105.49	$129.11
Model Adjustments	$77,400	$88,600	$118,200	$89,600	$91,100	$91,800
Adjusted Sale Price		$147,200	$152,200	$142,800	$136,300	$142,600
Comparable Estimate	$144,200 ($99.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-58	103.08-7-6	103.08-7-15	103.08-10-10	103.08-7-35	103.08-5-18
Owner	Butler, Jeffrey W	Wainwright, Corey L	Galioto, James R	Kwiatek, Gregory M	Brownson, Ian J	Kellerman, Gary A
Address	51 Dartmouth Dr	299 French Rd	339 French Rd	75 Irving Ter	54 Morris Cir	24 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 154	50 x 120	50 x 120	60 x 130	53 x 249	89 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1959 / 0	1960 / 0	1966 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1140	1216	1216	1040	952	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 400	0 0	0 336	0 0
SFLA	1140	1216	1216	1040	952	1040
Att/Det Gar Sqft	308	440	352	308		308
Prior Land	$14,200					
Prior Total	$98,100					
Comp Land Estimate	$18,300	$12,400	$12,400	$15,000	$16,200	$18,700
Sale Date		9/18/2019	7/20/2018	4/23/2019	2/14/2017	4/11/2017
Sale Price		$157,000	$120,000	$150,000	$112,000	$97,500
Time Adj Sale Price		$157,000	$123,600	$151,100	$114,800	$99,800
TADJSP/SQFT		$129.11	$101.64	$145.29	$120.59	$95.96
Model Adjustments	$66,700	$91,800	$72,000	$72,200	$53,900	$53,300
Adjusted Sale Price		$131,900	$118,300	$145,600	$127,600	$113,200
Comparable Estimate	$127,300 ($111.67/SFLA)					

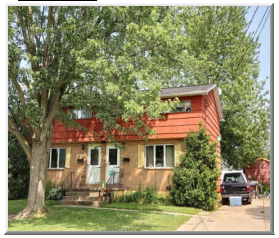
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-8	103.08-7-59	103.08-5-8	103.08-5-16	103.08-7-6	103.08-7-15
Owner	Frodella, John F	Warmus, Amanda B	Whalen, Mary Jo	Schopf, Steven J	Wainwright, Corey L	Galioto, James R
Address	54 Dartmouth Dr	55 Dartmouth Dr	64 Cornell Dr	32 Cornell Dr	299 French Rd	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 145	80 x 154	80 x 145	91 x 160	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1368	1540	1536	1486	1216	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 400
SFLA	1368	1540	1536	1486	1216	1216
Att/Det Gar Sqft	240	396		264	440	352
Prior Land	$13,900					
Prior Total	$111,000					
Comp Land Estimate	$17,900	$18,900	$18,400	$19,900	$12,400	$12,400
Sale Date		1/22/2018	7/1/2019	8/2/2019	9/18/2019	7/20/2018
Sale Price		$151,500	$155,000	$193,000	$157,000	$120,000
Time Adj Sale Price		$158,400	$155,000	$193,000	$157,000	$123,600
TADJSP/SQFT		$102.86	$100.91	$129.88	$129.11	$101.64
Model Adjustments	$69,600	$88,600	$89,600	$118,200	$91,800	$72,000
Adjusted Sale Price		$139,400	$135,000	$144,400	$134,800	$121,200
Comparable Estimate	$135,000 ($98.68/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2020
Option : DPW_DS_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-59	103.08-7-59	103.08-5-8	103.08-5-16	104.05-1-12	103.08-7-6
Owner	Warmus, Amanda B	Warmus, Amanda B	Whalen, Mary Jo	Schopf, Steven J	Gurowicz, William J	Wainwright, Corey L
Address	55 Dartmouth Dr	55 Dartmouth Dr	64 Cornell Dr	32 Cornell Dr	37 Rogers Dr	299 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 154	80 x 154	80 x 145	91 x 160	75 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1952 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1540	1540	1536	1486	1422	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1540	1540	1536	1486	1422	1216
Att/Det Gar Sqft	396	396		264	368	440
Prior Land	$14,500					
Prior Total	$115,000					
Comp Land Estimate	$18,900	$18,900	$18,400	$19,900	$16,200	$12,400
Sale Date		1/22/2018	7/1/2019	8/2/2019	8/29/2019	9/18/2019
Sale Price		$151,500	$155,000	$193,000	$150,000	$157,000
Time Adj Sale Price		$158,400	$155,000	$193,000	$150,000	$157,000
TADJSP/SQFT		$102.86	$100.91	$129.88	$105.49	$129.11
Model Adjustments	$88,600	$88,600	$89,600	$118,200	$91,100	$91,800
Adjusted Sale Price		$158,400	$154,000	$163,400	$147,500	$153,800
Comparable Estimate	$155,400 ($100.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-7	103.08-7-6	104.05-1-1	103.08-7-15	103.08-7-59	103.08-5-8
Owner	Bettinger, Rose Marie	Wainwright, Corey L	Hernandez, Gilbert	Galioto, James R	Warmus, Amanda B	Whalen, Mary Jo
Address	58 Dartmouth Dr	299 French Rd	201 Irving Ter	339 French Rd	55 Dartmouth Dr	64 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 145	50 x 120	60 x 120	50 x 120	80 x 154	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1955 / 0	1956 / 0	1956 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1296	1216	1274	1216	1540	1536
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 0
SFLA	1296	1216	1274	1216	1540	1536
Att/Det Gar Sqft	680	440	338	352	396	
Prior Land	$13,900					
Prior Total	$105,000					
Comp Land Estimate	$17,900	$12,400	$14,400	$12,400	$18,900	$18,400
Sale Date		9/18/2019	8/21/2019	7/20/2018	1/22/2018	7/1/2019
Sale Price		$157,000	$149,500	$120,000	$151,500	$155,000
Time Adj Sale Price		$157,000	$149,500	$123,600	$158,400	$155,000
TADJSP/SQFT		$129.11	$117.35	$101.64	$102.86	$100.91
Model Adjustments	$79,300	$91,800	$81,900	$72,000	$88,600	$89,600
Adjusted Sale Price		$144,500	$146,900	$130,900	$149,100	$144,700
Comparable Estimate	$143,200 ($110.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-15	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Williams, Kenneth B	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	28 3rd St	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 124	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$11,800					
Prior Total	$125,000					
Comp Land Estimate	$15,200	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$82,700	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$151,900	$138,700	$147,500	$166,300	$166,700
Comparable Estimate	$154,200 ($78.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-60	103.08-7-59	103.08-5-8	103.08-7-6	103.08-5-16	104.05-1-12
Owner	Richards, Charles L	Warmus, Amanda B	Whalen, Mary Jo	Wainwright, Corey L	Schopf, Steven J	Gurowicz, William J
Address	59 Dartmouth Dr	55 Dartmouth Dr	64 Cornell Dr	299 French Rd	32 Cornell Dr	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 154	80 x 154	80 x 145	50 x 120	91 x 160	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1956 / 0	1957 / 0	1957 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1380	1540	1536	1216	1486	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 0
SFLA	1380	1540	1536	1216	1486	1422
Att/Det Gar Sqft	396	396		440	264	368
Prior Land	$14,500					
Prior Total	$111,900					
Comp Land Estimate	$18,900	$18,900	$18,400	$12,400	$19,900	$16,200
Sale Date		1/22/2018	7/1/2019	9/18/2019	8/2/2019	8/29/2019
Sale Price		$151,500	$155,000	$157,000	$193,000	$150,000
Time Adj Sale Price		$158,400	$155,000	$157,000	$193,000	$150,000
TADJSP/SQFT		$102.86	$100.91	$129.11	$129.88	$105.49
Model Adjustments	$80,400	$88,600	$89,600	$91,800	$118,200	$91,100
Adjusted Sale Price		$150,200	$145,800	$145,600	$155,200	$139,300
Comparable Estimate	$147,200 ($106.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-6	103.08-5-7	103.08-5-15	103.08-7-59	103.08-5-8	103.08-5-16
Owner	Twarozek, Mary A	Pham, Thu Nguyen	Millidge, Jessica P	Warmus, Amanda B	Whalen, Mary Jo	Schopf, Steven J
Address	62 Dartmouth Dr	68 Cornell Dr	36 Cornell Dr	55 Dartmouth Dr	64 Cornell Dr	32 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	80 x 145	90 x 145	80 x 154	80 x 145	91 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1955 / 0	1956 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	4	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	2218	2046	1888	1540	1536	1486
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2218	2046	1888	1540	1536	1486
Att/Det Gar Sqft	264	528	264	396		264
Prior Land	$14,400					
Prior Total	$155,000					
Comp Land Estimate	$18,400	$18,400	$19,100	$18,900	$18,400	$19,900
Sale Date		4/21/2017	8/27/2018	1/22/2018	7/1/2019	8/2/2019
Sale Price		$180,000	$155,000	$151,500	$155,000	$193,000
Time Adj Sale Price		$184,200	$159,300	$158,400	$155,000	$193,000
TADJSP/SQFT		$90.03	$84.38	$102.86	$100.91	$129.88
Model Adjustments	$146,500	$119,000	$94,100	$88,600	$89,600	$118,200
Adjusted Sale Price		$211,700	$211,700	$216,300	$211,900	$221,300
Comparable Estimate	$214,600 ($96.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-61	103.08-7-59	103.08-5-8	103.08-5-16	104.05-1-12	103.08-7-6
Owner	Struebel, Gail M	Warmus, Amanda B	Whalen, Mary Jo	Schopf, Steven J	Gurowicz, William J	Wainwright, Corey L
Address	63 Dartmouth Dr	55 Dartmouth Dr	64 Cornell Dr	32 Cornell Dr	37 Rogers Dr	299 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 154	80 x 154	80 x 145	91 x 160	75 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1956 / 0	1957 / 0	1952 / 0	1957 / 0
Condition	2 Fair	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1536	1540	1536	1486	1422	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1536	1540	1536	1486	1422	1216
Att/Det Gar Sqft		396		264	368	440
Prior Land	$14,500					
Prior Total	$83,900					
Comp Land Estimate	$18,900	$18,900	$18,400	$19,900	$16,200	$12,400
Sale Date		1/22/2018	7/1/2019	8/2/2019	8/29/2019	9/18/2019
Sale Price		$151,500	$155,000	$193,000	$150,000	$157,000
Time Adj Sale Price		$158,400	$155,000	$193,000	$150,000	$157,000
TADJSP/SQFT		$102.86	$100.91	$129.88	$105.49	$129.11
Model Adjustments	$67,900	$88,600	$89,600	$118,200	$91,100	$91,800
Adjusted Sale Price		$137,700	$133,300	$142,700	$126,800	$133,100
Comparable Estimate	$134,700 ($87.7/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-5	103.08-7-59	103.08-5-8	103.08-5-16	103.08-7-6	104.05-1-12
Owner	Wansart, Richard E	Warmus, Amanda B	Whalen, Mary Jo	Schopf, Steven J	Wainwright, Corey L	Gurowicz, William J
Address	66 Dartmouth Dr	55 Dartmouth Dr	64 Cornell Dr	32 Cornell Dr	299 French Rd	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	80 x 154	80 x 145	91 x 160	50 x 120	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1956 / 0	1957 / 0	1957 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	3 Partial 0
1st Sty Area	1514	1540	1536	1486	1216	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	1514	1540	1536	1486	1216	1422
Att/Det Gar Sqft	165	396		264	440	368
Prior Land	$14,400					
Prior Total	$115,000					
Comp Land Estimate	$18,400	$18,900	$18,400	$19,900	$12,400	$16,200
Sale Date		1/22/2018	7/1/2019	8/2/2019	9/18/2019	8/29/2019
Sale Price		$151,500	$155,000	$193,000	$157,000	$150,000
Time Adj Sale Price		$158,400	$155,000	$193,000	$157,000	$150,000
TADJSP/SQFT		$102.86	$100.91	$129.88	$129.11	$105.49
Model Adjustments	$83,900	$88,600	$89,600	$118,200	$91,800	$91,100
Adjusted Sale Price		$153,700	$149,300	$158,700	$149,100	$142,800
Comparable Estimate	$150,700 ($99.54/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

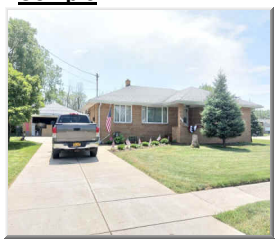
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-62	103.08-7-59	103.08-5-8	103.08-5-16	104.05-1-12	103.08-7-6
Owner	Nappo Angela J	Warmus, Amanda B	Whalen, Mary Jo	Schopf, Steven J	Gurowicz, William J	Wainwright, Corey L
Address	67 Dartmouth Dr	55 Dartmouth Dr	64 Cornell Dr	32 Cornell Dr	37 Rogers Dr	299 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 154	80 x 154	80 x 145	91 x 160	75 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1956 / 0	1957 / 0	1952 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1536	1540	1536	1486	1422	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1536	1540	1536	1486	1422	1216
Att/Det Gar Sqft		396		264	368	440
Prior Land	$14,500					
Prior Total	$115,000					
Comp Land Estimate	$18,900	$18,900	$18,400	$19,900	$16,200	$12,400
Sale Date		1/22/2018	7/1/2019	8/2/2019	8/29/2019	9/18/2019
Sale Price		$151,500	$155,000	$193,000	$150,000	$157,000
Time Adj Sale Price		$158,400	$155,000	$193,000	$150,000	$157,000
TADJSP/SQFT		$102.86	$100.91	$129.88	$105.49	$129.11
Model Adjustments	$85,600	$88,600	$89,600	$118,200	$91,100	$91,800
Adjusted Sale Price		$155,400	$151,000	$160,400	$144,500	$150,800
Comparable Estimate	$152,400 ($99.22/SFLA)					

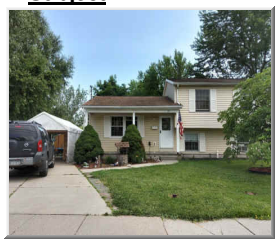
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-4	103.08-5-15	103.08-7-59	103.08-5-8	103.08-5-7	103.08-5-16
Owner	Hughes Donald R Jr &	Millidge, Jessica P	Warmus, Amanda B	Whalen, Mary Jo	Pham, Thu Nguyen	Schopf, Steven J
Address	70 Dartmouth Dr	36 Cornell Dr	55 Dartmouth Dr	64 Cornell Dr	68 Cornell Dr	32 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	84 x 145	90 x 145	80 x 154	80 x 145	80 x 145	91 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1956 / 0	1956 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1760	1888	1540	1536	2046	1486
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1888	1540	1536	2046	1486
Att/Det Gar Sqft	440	264	396		528	264
Prior Land	$14,800					
Prior Total	$121,900					
Comp Land Estimate	$18,700	$19,100	$18,900	$18,400	$18,400	$19,900
Sale Date		8/27/2018	1/22/2018	7/1/2019	4/21/2017	8/2/2019
Sale Price		$155,000	$151,500	$155,000	$180,000	$193,000
Time Adj Sale Price		$159,300	$158,400	$155,000	$184,200	$193,000
TADJSP/SQFT		$84.38	$102.86	$100.91	$90.03	$129.88
Model Adjustments	$101,600	$94,100	$88,600	$89,600	$119,000	$118,200
Adjusted Sale Price		$166,800	$171,400	$167,000	$166,800	$176,400
Comparable Estimate	$169,700 ($96.42/SFLA)					

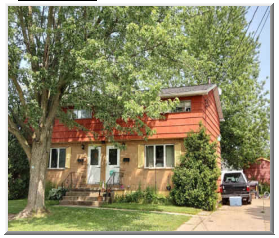
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-63	103.08-7-6	103.08-7-59	103.08-5-8	104.05-1-1	103.08-7-15
Owner	Marien, Wayne H	Wainwright, Corey L	Warmus, Amanda B	Whalen, Mary Jo	Hernandez, Gilbert	Galioto, James R
Address	71 Dartmouth Dr	299 French Rd	55 Dartmouth Dr	64 Cornell Dr	201 Irving Ter	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 154	50 x 120	80 x 154	80 x 145	60 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1956 / 0	1956 / 0	1955 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1832	1216	1540	1536	1274	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 400
SFLA	1364	1216	1540	1536	1274	1216
Att/Det Gar Sqft		440	396		338	352
Prior Land	$14,500					
Prior Total	$86,000					
Comp Land Estimate	$18,900	$12,400	$18,900	$18,400	$14,400	$12,400
Sale Date		9/18/2019	1/22/2018	7/1/2019	8/21/2019	7/20/2018
Sale Price		$157,000	$151,500	$155,000	$149,500	$120,000
Time Adj Sale Price		$157,000	$158,400	$155,000	$149,500	$123,600
TADJSP/SQFT		$129.11	$102.86	$100.91	$117.35	$101.64
Model Adjustments	$75,900	$91,800	$88,600	$89,600	$81,900	$72,000
Adjusted Sale Price		$141,100	$145,700	$141,300	$143,500	$127,500
Comparable Estimate	$139,800 ($102.49/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-64	103.08-7-59	103.08-5-8	103.08-5-16	104.05-1-12	103.08-7-6
Owner	Domedion, Jeffrey D	Warmus, Amanda B	Whalen, Mary Jo	Schopf, Steven J	Gurowicz, William J	Wainwright, Corey L
Address	75 Dartmouth Dr	55 Dartmouth Dr	64 Cornell Dr	32 Cornell Dr	37 Rogers Dr	299 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 154	80 x 154	80 x 145	91 x 160	75 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1956 / 0	1957 / 0	1952 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1600	1540	1536	1486	1422	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1600	1540	1536	1486	1422	1216
Att/Det Gar Sqft		396		264	368	440
Prior Land	$23,500					
Prior Total	$90,000					
Comp Land Estimate	$18,900	$18,900	$18,400	$19,900	$16,200	$12,400
Sale Date		1/22/2018	7/1/2019	8/2/2019	8/29/2019	9/18/2019
Sale Price		$151,500	$155,000	$193,000	$150,000	$157,000
Time Adj Sale Price		$158,400	$155,000	$193,000	$150,000	$157,000
TADJSP/SQFT		$102.86	$100.91	$129.88	$105.49	$129.11
Model Adjustments	$92,900	$88,600	$89,600	$118,200	$91,100	$91,800
Adjusted Sale Price		$162,700	$158,300	$167,700	$151,800	$158,100
Comparable Estimate	$159,700 ($99.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-1	103.08-7-6	103.08-7-15	104.05-1-1	103.08-7-59	104.05-3-2
Owner	Acosta, Leigh	Wainwright, Corey L	Galioto, James R	Hernandez, Gilbert	Warmus, Amanda B	Berkman, Charles V
Address	79 Dartmouth Dr	299 French Rd	339 French Rd	201 Irving Ter	55 Dartmouth Dr	397 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 155	50 x 120	50 x 120	60 x 120	80 x 154	84 x 152
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1324	1216	1216	1274	1540	1352
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 400	0 0	0 0	0 0
SFLA	1324	1216	1216	1274	1540	1352
Att/Det Gar Sqft	352	440	352	338	396	484
Prior Land	$14,700					
Prior Total	$100,000					
Comp Land Estimate	$18,900	$12,400	$12,400	$14,400	$18,900	$19,000
Sale Date		9/18/2019	7/20/2018	8/21/2019	1/22/2018	2/22/2017
Sale Price		$157,000	$120,000	$149,500	$151,500	$110,000
Time Adj Sale Price		$157,000	$123,600	$149,500	$158,400	$112,800
TADJSP/SQFT		$129.11	$101.64	$117.35	$102.86	$83.43
Model Adjustments	$77,100	$91,800	$72,000	$81,900	$88,600	$66,400
Adjusted Sale Price		$142,300	$128,700	$144,700	$146,900	$123,500
Comparable Estimate	$137,200 ($103.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-23.2	103.08-9-22	103.08-7-32	103.08-10-13	103.16-2-10.1	104.61-6-12
Owner	Chowaniec Robert S &	Dibba, Ousman	Hodgson, Nicholas M	Wilkey, Brent	Casteel, Dylan	Hermann, Jaime F
Address	211 French Rd	41 Morris Cir	72 Morris Cir	91 Irving Ter	90 Chateau Ct	306 River St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	68 x 163	57 x 140	85 x 285	71 x 131	55 x 139	55 x 125
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1995 / 0	1960 / 0	1959 / 0	1962 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 484	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 1	4 Full 1	3 Partial 1	3 Partial 0	4 Full 1
1st Sty Area	902	1114	1114	1092	1332	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	484 0	260 0	408 0	572 0	255 0	308 0
SFLA	1386	1374	1522	1664	1587	1540
Att/Det Gar Sqft					308	
Prior Land	$13,700					
Prior Total	$119,600					
Comp Land Estimate	$17,600	$14,900	$21,400	$16,400	$15,000	$14,200
Sale Date		5/31/2017	6/20/2017	7/26/2018	5/14/2018	10/31/2018
Sale Price		$137,700	$170,000	$142,500	$205,000	$154,000
Time Adj Sale Price		$140,800	$173,700	$146,800	$212,200	$157,500
TADJSP/SQFT		$102.47	$114.13	$88.22	$133.71	$102.27
Model Adjustments	$81,400	$79,600	$97,100	$97,600	$131,700	$86,700
Adjusted Sale Price		$142,600	$158,000	$130,600	$161,900	$152,200
Comparable Estimate	$149,100 ($107.58/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-14	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Mrozek, Justin	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	33 3rd St	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 125	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft	400		525	576	640	440
Prior Land	$11,900					
Prior Total	$85,000					
Comp Land Estimate	$15,400	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$85,600	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$154,800	$141,600	$150,400	$169,200	$169,600
Comparable Estimate	$157,100 ($80.15/SFLA)					

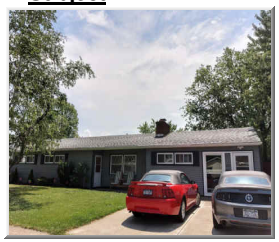
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-1.11	103.08-3-1	103.12-13-4	103.12-13-6	103.08-1-29	92.20-8-5
Owner	Hankin, Kent F	Burton, Troy A	Sweet, Erik J	Steinwandel, Christoph	Witkowski, Carlton	Kruszona, Michael F
Address	219 French Rd	23 Cristine Dr	66 Vanderbilt Ave	58 Vanderbilt Ave	2808 George Urban Blv	124 Cheryl Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	204	204	204	204	201
School Code	143007	143007	143007	143007	143007	145201
Site No.	1	1	1	1	1	1
Land Size	80 x 125	62 x 105	57 x 146	50 x 146	51 x 110	79 x 105
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1962 / 0	1962 / 0	1962 / 0	1963 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 458	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	4	4	4	4
Full/Half Baths	1 / 1	2 / 0	2 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1252	884	1768	884	1008	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	458 0	780 0	0 0	740 0	480 0	884 0
SFLA	1710	1664	1768	1624	1488	1768
Att/Det Gar Sqft	228	264	390	400	308	308
Prior Land	$13,200					
Prior Total	$117,000					
Comp Land Estimate	$17,100	$13,400	$14,700	$13,200	$11,700	$17,300
Sale Date		10/24/2019	11/30/2018	12/14/2017	10/19/2018	8/25/2017
Sale Price		$140,000	$153,400	$164,900	$123,190	$160,000
Time Adj Sale Price		$140,000	$156,500	$172,800	$126,000	$169,400
TADJSP/SQFT		$84.13	$88.52	$106.40	$84.68	$95.81
Model Adjustments	$97,100	$95,500	$102,800	$110,400	$85,300	$93,000
Adjusted Sale Price		$141,600	$150,800	$159,500	$137,800	$173,500
Comparable Estimate	$152,600 ($89.24/SFLA)					

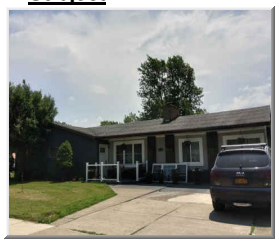
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-2.1	103.08-3-1	103.08-1-29	103.12-13-6	103.12-13-4	92.20-8-5
Owner	Zatko Patricia Ann	Burton, Troy A	Witkowski, Carlton	Steinwandel, Christoph	Sweet, Erik J	Kruszona, Michael F
Address	223 French Rd	23 Cristine Dr	2808 George Urban Blv	58 Vanderbilt Ave	66 Vanderbilt Ave	124 Cheryl Ln
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	204	204	204	204	201
School Code	143007	143007	143007	143007	143007	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 125	62 x 105	51 x 110	50 x 146	57 x 146	79 x 105
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1962 / 0	1963 / 0	1962 / 0	1962 / 0	1960 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average 689	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	918	884	1008	884	1768	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	689 0	780 0	480 0	740 0	0 0	884 0
SFLA	1607	1664	1488	1624	1768	1768
Att/Det Gar Sqft	264	264	308	400	390	308
Prior Land	$9,700					
Prior Total	$108,100					
Comp Land Estimate	$12,600	$13,400	$11,700	$13,200	$14,700	$17,300
Sale Date		10/24/2019	10/19/2018	12/14/2017	11/30/2018	8/25/2017
Sale Price		$140,000	$123,190	$164,900	$153,400	$160,000
Time Adj Sale Price		$140,000	$126,000	$172,800	$156,500	$169,400
TADJSP/SQFT		$84.13	$84.68	$106.40	$88.52	$95.81
Model Adjustments	$90,900	$95,500	$85,300	$110,400	$102,800	$93,000
Adjusted Sale Price		$135,400	$131,600	$153,300	$144,600	$167,300
Comparable Estimate	$146,400 ($91.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-3.1	103.08-3-1	103.08-1-29	103.12-13-6	103.12-13-4	93.17-10-42
Owner	Bruno, Charles L	Burton, Troy A	Witkowski, Carlton	Steinwandel, Christoph	Sweet, Erik J	Martin, Nicholas A
Address	227 French Rd	23 Cristine Dr	2808 George Urban Blv	58 Vanderbilt Ave	66 Vanderbilt Ave	47 Mona Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	204	204	204	204	201
School Code	143007	143007	143007	143007	143007	145201
Site No.	1	1	1	1	1	1
Land Size	51 x 126	62 x 105	51 x 110	50 x 146	57 x 146	55 x 103
Building Style	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1962 / 0	1963 / 0	1962 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average 689	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	4	4	4	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	884	1008	884	1768	884
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	689 0	780 0	480 0	740 0	0 0	764 0
SFLA	1573	1664	1488	1624	1768	1648
Att/Det Gar Sqft	484	264	308	400	390	264
Prior Land	$9,800					
Prior Total	$106,900					
Comp Land Estimate	$12,900	$13,400	$11,700	$13,200	$14,700	$13,100
Sale Date		10/24/2019	10/19/2018	12/14/2017	11/30/2018	12/8/2017
Sale Price		$140,000	$123,190	$164,900	$153,400	$115,000
Time Adj Sale Price		$140,000	$126,000	$172,800	$156,500	$120,500
TADJSP/SQFT		$84.13	$84.68	$106.40	$88.52	$73.12
Model Adjustments	$80,000	$95,500	$85,300	$110,400	$102,800	$55,700
Adjusted Sale Price		$124,500	$120,700	$142,400	$133,700	$144,800
Comparable Estimate	$133,200 ($84.68/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

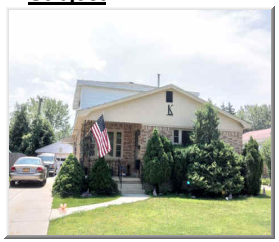
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-1	103.08-5-8	103.08-7-59	103.08-5-16	103.08-7-6	104.05-1-12
Owner	McGurty, Paul	Whalen, Mary Jo	Warmus, Amanda B	Schopf, Steven J	Wainwright, Corey L	Gurowicz, William J
Address	249 French Rd	64 Cornell Dr	55 Dartmouth Dr	32 Cornell Dr	299 French Rd	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	93 x 116	80 x 145	80 x 154	91 x 160	50 x 120	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1956 / 0	1956 / 0	1957 / 0	1957 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	3 Partial 0
1st Sty Area	1448	1536	1540	1486	1216	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 0
SFLA	1448	1536	1540	1486	1216	1422
Att/Det Gar Sqft	396		396	264	440	368
Prior Land	$13,900					
Prior Total	$101,900					
Comp Land Estimate	$17,300	$18,400	$18,900	$19,900	$12,400	$16,200
Sale Date		7/1/2019	1/22/2018	8/2/2019	9/18/2019	8/29/2019
Sale Price		$155,000	$151,500	$193,000	$157,000	$150,000
Time Adj Sale Price		$155,000	$158,400	$193,000	$157,000	$150,000
TADJSP/SQFT		$100.91	$102.86	$129.88	$129.11	$105.49
Model Adjustments	$71,900	$89,600	$88,600	$118,200	$91,800	$91,100
Adjusted Sale Price		$137,300	$141,700	$146,700	$137,100	$130,800
Comparable Estimate	$138,700 ($95.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-2	103.08-5-8	103.08-7-59	103.08-5-15	103.08-5-16	103.08-5-7
Owner	Villano, Ralph L	Whalen, Mary Jo	Warmus, Amanda B	Millidge, Jessica P	Schopf, Steven J	Pham, Thu Nguyen
Address	257 French Rd	64 Cornell Dr	55 Dartmouth Dr	36 Cornell Dr	32 Cornell Dr	68 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	94 x 118	80 x 145	80 x 154	90 x 145	91 x 160	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1956 / 0	1955 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1686	1536	1540	1888	1486	2046
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1686	1536	1540	1888	1486	2046
Att/Det Gar Sqft			396	264	264	528
Prior Land	$14,200					
Prior Total	$114,200					
Comp Land Estimate	$17,500	$18,400	$18,900	$19,100	$19,900	$18,400
Sale Date		7/1/2019	1/22/2018	8/27/2018	8/2/2019	4/21/2017
Sale Price		$155,000	$151,500	$155,000	$193,000	$180,000
Time Adj Sale Price		$155,000	$158,400	$159,300	$193,000	$184,200
TADJSP/SQFT		$100.91	$102.86	$84.38	$129.88	$90.03
Model Adjustments	$95,800	$89,600	$88,600	$94,100	$118,200	$119,000
Adjusted Sale Price		$161,200	$165,600	$161,000	$170,600	$161,000
Comparable Estimate	$163,900 ($97.21/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-3	103.08-10-16	103.08-7-59	103.08-5-8	103.08-5-16	103.08-5-15
Owner	Soteli, Amela	Book, Laura	Warmus, Amanda B	Whalen, Mary Jo	Schopf, Steven J	Millidge, Jessica P
Address	265 French Rd	3000 George Urban Blv	55 Dartmouth Dr	64 Cornell Dr	32 Cornell Dr	36 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	103 x 120	64 x 128	80 x 154	80 x 145	91 x 160	90 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 2017	1955 / 2016	1956 / 0	1956 / 0	1957 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1624	1421	1540	1536	1486	1888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1624	1421	1540	1536	1486	1888
Att/Det Gar Sqft		432	396		264	264
Prior Land	$15,100					
Prior Total	$112,600					
Comp Land Estimate	$18,200	$15,400	$18,900	$18,400	$19,900	$19,100
Sale Date		6/13/2017	1/22/2018	7/1/2019	8/2/2019	8/27/2018
Sale Price		$147,000	$151,500	$155,000	$193,000	$155,000
Time Adj Sale Price		$150,200	$158,400	$155,000	$193,000	$159,300
TADJSP/SQFT		$105.70	$102.86	$100.91	$129.88	$84.38
Model Adjustments	$92,600	$99,500	$88,600	$89,600	$118,200	$94,100
Adjusted Sale Price		$143,300	$162,400	$158,000	$167,400	$157,800
Comparable Estimate	$157,800 ($97.17/SFLA)					

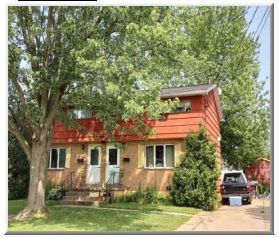
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-2	103.08-7-6	103.08-7-15	104.05-1-1	103.08-7-35	104.05-1-21
Owner	Schwartz, James	Wainwright, Corey L	Galioto, James R	Hernandez, Gilbert	Brownson, Ian J	Maeder, Sean M
Address	277 French Rd	299 French Rd	339 French Rd	201 Irving Ter	54 Morris Cir	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	53 x 249	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1955 / 0	1960 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	952	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 400	0 0	0 336	0 0
SFLA	1216	1216	1216	1274	952	1016
Att/Det Gar Sqft	440	440	352	338		308
Prior Land	$9,500					
Prior Total	$105,000					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$16,200	$14,000
Sale Date		9/18/2019	7/20/2018	8/21/2019	2/14/2017	9/18/2018
Sale Price		$157,000	$120,000	$149,500	$112,000	$132,000
Time Adj Sale Price		$157,000	$123,600	$149,500	$114,800	$135,300
TADJSP/SQFT		$129.11	$101.64	$117.35	$120.59	$133.17
Model Adjustments	$80,300	$91,800	$72,000	$81,900	$53,900	$67,500
Adjusted Sale Price		$145,500	$131,900	$147,900	$141,200	$148,100
Comparable Estimate	$142,900 ($117.52/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-3	103.08-5-7	103.08-5-15	103.08-9-17	103.08-7-32	103.08-7-59
Owner	Hoddick, Alvin C III	Pham, Thu Nguyen	Millidge, Jessica P	Betker, Kenneth M	Hodgson, Nicholas M	Warmus, Amanda B
Address	283 French Rd	68 Cornell Dr	36 Cornell Dr	72 Irving Ter	72 Morris Cir	55 Dartmouth Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	80 x 145	90 x 145	60 x 132	85 x 285	80 x 154
Building Style	14 other	01 Ranch	01 Ranch	04 Cape cod	03 Split level	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1955 / 0	1960 / 0	1959 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	D Economy	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / Y	0 / N
Stories	2.0	1.0	1.0	1.5	1.0	1.0
Bedrooms	5	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	4 Full 1	1 Slab/pier 0
1st Sty Area	1216	2046	1888	1544	1114	1540
2nd Sty Area	784	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	408 0	0 0
SFLA	2000	2046	1888	1996	1522	1540
Att/Det Gar Sqft	352	528	264	224		396
Prior Land	$9,500					
Prior Total	$121,000					
Comp Land Estimate	$12,400	$18,400	$19,100	$15,100	$21,400	$18,900
Sale Date		4/21/2017	8/27/2018	2/21/2017	6/20/2017	1/22/2018
Sale Price		$180,000	$155,000	$113,500	$170,000	$151,500
Time Adj Sale Price		$184,200	$159,300	$116,400	$173,700	$158,400
TADJSP/SQFT		$90.03	$84.38	$58.32	$114.13	$102.86
Model Adjustments	$76,700	$119,000	$94,100	$45,400	$97,100	$88,600
Adjusted Sale Price		$141,900	$141,900	$147,700	$153,300	$146,500
Comparable Estimate	$146,300 ($73.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-4	103.08-7-6	103.08-7-15	104.05-1-1	103.08-7-35	104.05-1-21
Owner	Krzyzykowski, Karen D	Wainwright, Corey L	Galioto, James R	Hernandez, Gilbert	Brownson, Ian J	Maeder, Sean M
Address	289 French Rd	299 French Rd	339 French Rd	201 Irving Ter	54 Morris Cir	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	53 x 249	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1955 / 0	1960 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	952	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 512	0 200	0 400	0 0	0 336	0 0
SFLA	1216	1216	1216	1274	952	1016
Att/Det Gar Sqft	440	440	352	338		308
Prior Land	$9,500					
Prior Total	$103,100					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$16,200	$14,000
Sale Date		9/18/2019	7/20/2018	8/21/2019	2/14/2017	9/18/2018
Sale Price		$157,000	$120,000	$149,500	$112,000	$132,000
Time Adj Sale Price		$157,000	$123,600	$149,500	$114,800	$135,300
TADJSP/SQFT		$129.11	$101.64	$117.35	$120.59	$133.17
Model Adjustments	$80,400	$91,800	$72,000	$81,900	$53,900	$67,500
Adjusted Sale Price		$145,600	$132,000	$148,000	$141,300	$148,200
Comparable Estimate	$143,000 ($117.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-5	103.08-7-6	103.08-7-15	104.05-1-1	104.05-1-21	104.05-1-23
Owner	Seth, Raymond H	Wainwright, Corey L	Galioto, James R	Hernandez, Gilbert	Maeder, Sean M	Burr, Diane E
Address	293 French Rd	299 French Rd	339 French Rd	201 Irving Ter	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 400	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	352	440	352	338	308	396
Prior Land	$9,500					
Prior Total	$100,000					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$14,000	$13,900
Sale Date		9/18/2019	7/20/2018	8/21/2019	9/18/2018	8/18/2017
Sale Price		$157,000	$120,000	$149,500	$132,000	$127,000
Time Adj Sale Price		$157,000	$123,600	$149,500	$135,300	$134,400
TADJSP/SQFT		$129.11	$101.64	$117.35	$133.17	$132.28
Model Adjustments	$78,100	$91,800	$72,000	$81,900	$67,500	$69,100
Adjusted Sale Price		$143,300	$129,700	$145,700	$145,900	$143,400
Comparable Estimate	$141,600 ($116.45/SFLA)					



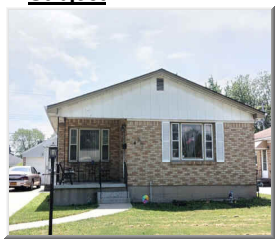
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-15	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Simmeth, Frank R	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	39 3rd St	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 125	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$11,800					
Prior Total	$115,000					
Comp Land Estimate	$15,300	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$80,900	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$150,100	$136,900	$145,700	$164,500	$164,900
Comparable Estimate	$152,400 ($77.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-6	103.08-7-6	103.08-7-15	104.05-1-1	104.05-1-21	103.08-7-35
Owner	Wainwright, Corey L	Wainwright, Corey L	Galioto, James R	Hernandez, Gilbert	Maeder, Sean M	Brownson, Ian J
Address	299 French Rd	299 French Rd	339 French Rd	201 Irving Ter	183 Irving Ter	54 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 123	53 x 249
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 0	1960 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 400	0 0	0 0	0 336
SFLA	1216	1216	1216	1274	1016	952
Att/Det Gar Sqft	440	440	352	338	308	
Prior Land	$9,500					
Prior Total	$113,900					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$14,000	$16,200
Sale Date		9/18/2019	7/20/2018	8/21/2019	9/18/2018	2/14/2017
Sale Price		$157,000	$120,000	$149,500	$132,000	$112,000
Time Adj Sale Price		$157,000	$123,600	$149,500	$135,300	$114,800
TADJSP/SQFT		$129.11	$101.64	$117.35	$133.17	$120.59
Model Adjustments	$91,800	$91,800	$72,000	$81,900	$67,500	$53,900
Adjusted Sale Price		$157,000	$143,400	$159,400	$159,600	$152,700
Comparable Estimate	$154,400 ($126.97/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-7	103.08-7-59	103.08-5-8	103.08-5-16	103.08-7-6	104.05-1-12
Owner	Henley-Allen, Jazette	Warmus, Amanda B	Whalen, Mary Jo	Schopf, Steven J	Wainwright, Corey L	Gurowicz, William J
Address	305 French Rd	55 Dartmouth Dr	64 Cornell Dr	32 Cornell Dr	299 French Rd	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	67 x 120	80 x 154	80 x 145	91 x 160	50 x 120	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1956 / 0	1957 / 0	1957 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	3 Partial 0
1st Sty Area	1624	1540	1536	1486	1216	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 800	0 0	0 0	0 0	0 200	0 0
SFLA	1624	1540	1536	1486	1216	1422
Att/Det Gar Sqft	486	396		264	440	368
Prior Land	$11,800					
Prior Total	$120,000					
Comp Land Estimate	$15,200	$18,900	$18,400	$19,900	$12,400	$16,200
Sale Date		1/22/2018	7/1/2019	8/2/2019	9/18/2019	8/29/2019
Sale Price		$151,500	$155,000	$193,000	$157,000	$150,000
Time Adj Sale Price		$158,400	$155,000	$193,000	$157,000	$150,000
TADJSP/SQFT		$102.86	$100.91	$129.88	$129.11	$105.49
Model Adjustments	$110,700	$88,600	$89,600	$118,200	$91,800	$91,100
Adjusted Sale Price		$180,500	$176,100	$185,500	$175,900	$169,600
Comparable Estimate	$177,500 ($109.3/SFLA)					

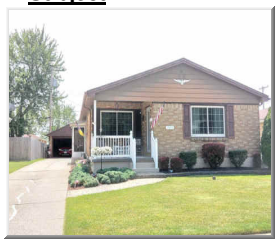
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-8	103.08-7-6	103.08-7-15	104.05-1-1	104.05-1-21	104.05-1-23
Owner	Gerardi Nicholas A	Wainwright, Corey L	Galioto, James R	Hernandez, Gilbert	Maeder, Sean M	Burr, Diane E
Address	311 French Rd	299 French Rd	339 French Rd	201 Irving Ter	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 200	0 400	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	440	440	352	338	308	396
Prior Land	$9,500					
Prior Total	$107,800					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$14,000	$13,900
Sale Date		9/18/2019	7/20/2018	8/21/2019	9/18/2018	8/18/2017
Sale Price		$157,000	$120,000	$149,500	$132,000	$127,000
Time Adj Sale Price		$157,000	$123,600	$149,500	$135,300	$134,400
TADJSP/SQFT		$129.11	$101.64	$117.35	$133.17	$132.28
Model Adjustments	$80,700	$91,800	$72,000	$81,900	$67,500	$69,100
Adjusted Sale Price		$145,900	$132,300	$148,300	$148,500	$146,000
Comparable Estimate	$144,200 ($118.59/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-9	103.08-7-6	103.08-7-15	104.05-1-1	104.05-1-21	104.05-1-23
Owner	Buczynski, David B	Wainwright, Corey L	Galioto, James R	Hernandez, Gilbert	Maeder, Sean M	Burr, Diane E
Address	317 French Rd	299 French Rd	339 French Rd	201 Irving Ter	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 200	0 400	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	308	440	352	338	308	396
Prior Land	$9,500					
Prior Total	$108,700					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$14,000	$13,900
Sale Date		9/18/2019	7/20/2018	8/21/2019	9/18/2018	8/18/2017
Sale Price		$157,000	$120,000	$149,500	$132,000	$127,000
Time Adj Sale Price		$157,000	$123,600	$149,500	$135,300	$134,400
TADJSP/SQFT		$129.11	$101.64	$117.35	$133.17	$132.28
Model Adjustments	$81,600	$91,800	$72,000	$81,900	$67,500	$69,100
Adjusted Sale Price		$146,800	$133,200	$149,200	$149,400	$146,900
Comparable Estimate	$145,100 ($119.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-10	103.08-7-6	103.08-7-15	104.05-1-1	104.05-1-21	104.05-1-23
Owner	Daruszka, Virginia C	Wainwright, Corey L	Galioto, James R	Hernandez, Gilbert	Maeder, Sean M	Burr, Diane E
Address	323 French Rd	299 French Rd	339 French Rd	201 Irving Ter	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 400	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	308	440	352	338	308	396
Prior Land	$9,500					
Prior Total	$112,300					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$14,000	$13,900
Sale Date		9/18/2019	7/20/2018	8/21/2019	9/18/2018	8/18/2017
Sale Price		$157,000	$120,000	$149,500	$132,000	$127,000
Time Adj Sale Price		$157,000	$123,600	$149,500	$135,300	$134,400
TADJSP/SQFT		$129.11	$101.64	$117.35	$133.17	$132.28
Model Adjustments	$84,500	$91,800	$72,000	$81,900	$67,500	$69,100
Adjusted Sale Price		$149,700	$136,100	$152,100	$152,300	$149,800
Comparable Estimate	$148,000 ($121.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-11	103.08-7-15	103.08-7-6	104.05-1-1	104.05-1-21	104.05-1-23
Owner	Snyder Robert P & Mary	Galioto, James R	Wainwright, Corey L	Hernandez, Gilbert	Maeder, Sean M	Burr, Diane E
Address	327 French Rd	339 French Rd	299 French Rd	201 Irving Ter	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 200	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	352	352	440	338	308	396
Prior Land	$9,500					
Prior Total	$106,900					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$14,000	$13,900
Sale Date		7/20/2018	9/18/2019	8/21/2019	9/18/2018	8/18/2017
Sale Price		$120,000	$157,000	$149,500	$132,000	$127,000
Time Adj Sale Price		$123,600	$157,000	$149,500	$135,300	$134,400
TADJSP/SQFT		$101.64	$129.11	$117.35	$133.17	$132.28
Model Adjustments	$78,100	$72,000	$91,800	$81,900	$67,500	$69,100
Adjusted Sale Price		$129,700	$143,300	$145,700	$145,900	$143,400
Comparable Estimate	$141,600 ($116.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-12	103.08-7-15	103.08-7-6	104.05-1-1	104.05-1-21	104.05-1-23
Owner	Nelson, Christina D	Galioto, James R	Wainwright, Corey L	Hernandez, Gilbert	Maeder, Sean M	Burr, Diane E
Address	333 French Rd	339 French Rd	299 French Rd	201 Irving Ter	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 200	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	352	352	440	338	308	396
Prior Land	$9,500					
Prior Total	$103,400					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$14,000	$13,900
Sale Date		7/20/2018	9/18/2019	8/21/2019	9/18/2018	8/18/2017
Sale Price		$120,000	$157,000	$149,500	$132,000	$127,000
Time Adj Sale Price		$123,600	$157,000	$149,500	$135,300	$134,400
TADJSP/SQFT		$101.64	$129.11	$117.35	$133.17	$132.28
Model Adjustments	$78,100	$72,000	$91,800	$81,900	$67,500	$69,100
Adjusted Sale Price		$129,700	$143,300	$145,700	$145,900	$143,400
Comparable Estimate	$141,600 ($116.45/SFLA)					

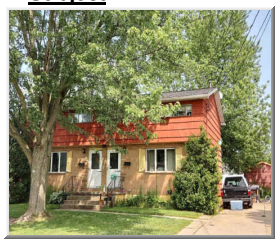
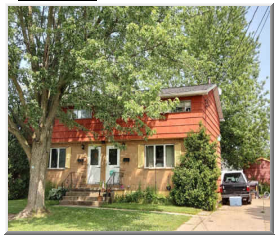
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-13	103.08-7-15	103.08-7-6	104.05-1-1	104.05-1-23	104.05-1-21
Owner	Pyc, Ronald E	Galioto, James R	Wainwright, Corey L	Hernandez, Gilbert	Burr, Diane E	Maeder, Sean M
Address	335 French Rd	339 French Rd	299 French Rd	201 Irving Ter	195 Irving Ter	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 122	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 400	0 200	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	352	352	440	338	396	308
Prior Land	$9,500					
Prior Total	$106,000					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$13,900	$14,000
Sale Date		7/20/2018	9/18/2019	8/21/2019	8/18/2017	9/18/2018
Sale Price		$120,000	$157,000	$149,500	$127,000	$132,000
Time Adj Sale Price		$123,600	$157,000	$149,500	$134,400	$135,300
TADJSP/SQFT		$101.64	$129.11	$117.35	$132.28	$133.17
Model Adjustments	$83,000	$72,000	$91,800	$81,900	$69,100	$67,500
Adjusted Sale Price		$134,600	$148,200	$150,600	$148,300	$150,800
Comparable Estimate	$146,500 ($120.48/SFLA)					

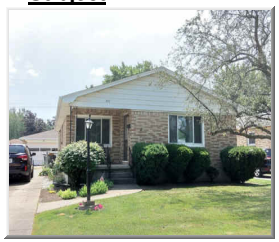
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-14	103.08-7-15	103.08-7-6	104.05-1-1	104.05-1-23	104.05-1-21
Owner	Smith, Duane M	Galioto, James R	Wainwright, Corey L	Hernandez, Gilbert	Burr, Diane E	Maeder, Sean M
Address	337 French Rd	339 French Rd	299 French Rd	201 Irving Ter	195 Irving Ter	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 122	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 200	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	440	352	440	338	396	308
Prior Land	$9,500					
Prior Total	$105,700					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$13,900	$14,000
Sale Date		7/20/2018	9/18/2019	8/21/2019	8/18/2017	9/18/2018
Sale Price		$120,000	$157,000	$149,500	$127,000	$132,000
Time Adj Sale Price		$123,600	$157,000	$149,500	$134,400	$135,300
TADJSP/SQFT		$101.64	$129.11	$117.35	$132.28	$133.17
Model Adjustments	$81,200	$72,000	$91,800	$81,900	$69,100	$67,500
Adjusted Sale Price		$132,800	$146,400	$148,800	$146,500	$149,000
Comparable Estimate	$144,700 ($119/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-15	103.08-7-15	103.08-7-6	104.05-1-1	104.05-1-23	104.05-1-21
Owner	Galioto, James R	Galioto, James R	Wainwright, Corey L	Hernandez, Gilbert	Burr, Diane E	Maeder, Sean M
Address	339 French Rd	339 French Rd	299 French Rd	201 Irving Ter	195 Irving Ter	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 122	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 200	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	352	352	440	338	396	308
Prior Land	$9,500					
Prior Total	$105,200					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$13,900	$14,000
Sale Date		7/20/2018	9/18/2019	8/21/2019	8/18/2017	9/18/2018
Sale Price		$120,000	$157,000	$149,500	$127,000	$132,000
Time Adj Sale Price		$123,600	$157,000	$149,500	$134,400	$135,300
TADJSP/SQFT		$101.64	$129.11	$117.35	$132.28	$133.17
Model Adjustments	$72,000	$72,000	$91,800	$81,900	$69,100	$67,500
Adjusted Sale Price		$123,600	$137,200	$139,600	$137,300	$139,800
Comparable Estimate	$135,500 ($111.43/SFLA)					

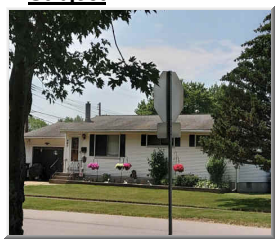
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-16	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Lipczynski, Douglas M	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	45 3rd St	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	101 x 125	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	2 Fair	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$15,300					
Prior Total	$120,000					
Comp Land Estimate	$18,400	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$47,500	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$116,700	$103,500	$112,300	$131,100	$131,500
Comparable Estimate	$119,000 ($60.71/SFLA)					

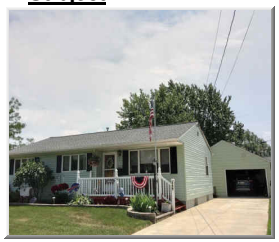
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-16	103.08-7-15	103.08-7-6	104.05-1-1	104.05-1-23	104.05-1-21
Owner	Chiari, Ronald D	Galioto, James R	Wainwright, Corey L	Hernandez, Gilbert	Burr, Diane E	Maeder, Sean M
Address	341 French Rd	339 French Rd	299 French Rd	201 Irving Ter	195 Irving Ter	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 122	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 200	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	484	352	440	338	396	308
Prior Land	$9,500					
Prior Total	$104,300					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$13,900	$14,000
Sale Date		7/20/2018	9/18/2019	8/21/2019	8/18/2017	9/18/2018
Sale Price		$120,000	$157,000	$149,500	$127,000	$132,000
Time Adj Sale Price		$123,600	$157,000	$149,500	$134,400	$135,300
TADJSP/SQFT		$101.64	$129.11	$117.35	$132.28	$133.17
Model Adjustments	$79,700	$72,000	$91,800	$81,900	$69,100	$67,500
Adjusted Sale Price		$131,300	$144,900	$147,300	$145,000	$147,500
Comparable Estimate	$143,200 ($117.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-17	103.08-7-15	103.08-7-6	104.05-1-1	104.05-1-23	104.05-1-21
Owner	Manganaro, Joseph C	Galioto, James R	Wainwright, Corey L	Hernandez, Gilbert	Burr, Diane E	Maeder, Sean M
Address	343 French Rd	339 French Rd	299 French Rd	201 Irving Ter	195 Irving Ter	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	50 x 120	60 x 120	57 x 122	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1216	1274	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 560	0 400	0 200	0 0	0 0	0 0
SFLA	1216	1216	1216	1274	1016	1016
Att/Det Gar Sqft	280	352	440	338	396	308
Prior Land	$9,500					
Prior Total	$100,000					
Comp Land Estimate	$12,400	$12,400	$12,400	$14,400	$13,900	$14,000
Sale Date		7/20/2018	9/18/2019	8/21/2019	8/18/2017	9/18/2018
Sale Price		$120,000	$157,000	$149,500	$127,000	$132,000
Time Adj Sale Price		$123,600	$157,000	$149,500	$134,400	$135,300
TADJSP/SQFT		$101.64	$129.11	$117.35	$132.28	$133.17
Model Adjustments	$78,700	$72,000	$91,800	$81,900	$69,100	$67,500
Adjusted Sale Price		$130,300	$143,900	$146,300	$144,000	$146,500
Comparable Estimate	$142,200 ($116.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-18	103.08-7-15	104.05-1-1	103.08-7-6	104.05-1-23	104.05-1-21
Owner	Collins, Nancy	Galioto, James R	Hernandez, Gilbert	Wainwright, Corey L	Burr, Diane E	Maeder, Sean M
Address	345 French Rd	339 French Rd	201 Irving Ter	299 French Rd	195 Irving Ter	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	60 x 120	50 x 120	57 x 122	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1955 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1216	1216	1274	1216	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 200	0 0	0 0
SFLA	1216	1216	1274	1216	1016	1016
Att/Det Gar Sqft	440	352	338	440	396	308
Prior Land	$9,500					
Prior Total	$103,900					
Comp Land Estimate	$12,400	$12,400	$14,400	$12,400	$13,900	$14,000
Sale Date		7/20/2018	8/21/2019	9/18/2019	8/18/2017	9/18/2018
Sale Price		$120,000	$149,500	$157,000	$127,000	$132,000
Time Adj Sale Price		$123,600	$149,500	$157,000	$134,400	$135,300
TADJSP/SQFT		$101.64	$117.35	$129.11	$132.28	$133.17
Model Adjustments	$79,200	$72,000	$81,900	$91,800	$69,100	$67,500
Adjusted Sale Price		$130,800	$146,800	$144,400	$144,500	$147,000
Comparable Estimate	$142,700 ($117.35/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-19	103.08-8-4	104.05-1-23	104.05-1-21	104.05-1-5	104.05-2-1
Owner	Mauer, Susan C	Bryant, Christopher J	Burr, Diane E	Maeder, Sean M	Wrobel, Christopher R	Krafchak, Leah
Address	347 French Rd	135 Morris Cir	195 Irving Ter	183 Irving Ter	23 Rogers Dr	379 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	50 x 120	57 x 122	57 x 123	62 x 120	89 x 80
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	972	952	1016	1016	1008	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 510	0 0	0 0	0 506	0 0
SFLA	972	952	1016	1016	1008	1008
Att/Det Gar Sqft	520	396	396	308	384	352
Prior Land	$11,100					
Prior Total	$99,300					
Comp Land Estimate	$14,400	$12,400	$13,900	$14,000	$14,600	$14,300
Sale Date		3/20/2018	8/18/2017	9/18/2018	9/6/2019	10/30/2018
Sale Price		$135,000	$127,000	$132,000	$150,000	$127,900
Time Adj Sale Price		$140,500	$134,400	$135,300	$150,000	$130,800
TADJSP/SQFT		$147.58	$132.28	$133.17	$148.81	$129.76
Model Adjustments	$68,500	$64,500	$69,100	$67,500	$71,400	$67,400
Adjusted Sale Price		$144,500	$133,800	$136,300	$147,100	$131,900
Comparable Estimate	$138,700 ($142.7/SFLA)					

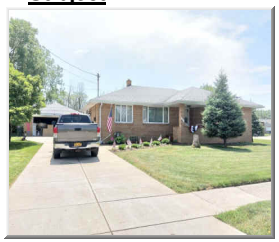
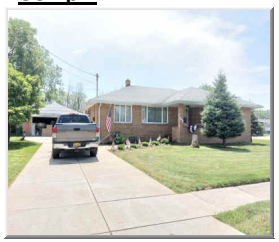


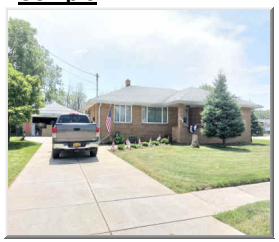
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-2	104.05-1-23	104.05-1-5	104.05-1-21	104.05-2-1	104.05-1-13
Owner	Zolnowski, Richard	Burr, Diane E	Wrobel, Christopher R	Maeder, Sean M	Krafchak, Leah	Wiseman, Brandon
Address	359 French Rd	195 Irving Ter	23 Rogers Dr	183 Irving Ter	379 French Rd	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	57 x 122	62 x 120	57 x 123	89 x 80	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1953 / 0	1955 / 0	1955 / 0	1956 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1016	1008	1016	1008	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 0	0 506	0 0	0 0	0 0
SFLA	1008	1016	1008	1016	1008	980
Att/Det Gar Sqft	484	396	384	308	352	336
Prior Land	$11,300					
Prior Total	$101,300					
Comp Land Estimate	$14,600	$13,900	$14,600	$14,000	$14,300	$13,200
Sale Date		8/18/2017	9/6/2019	9/18/2018	10/30/2018	4/27/2018
Sale Price		$127,000	$150,000	$132,000	$127,900	$134,900
Time Adj Sale Price		$134,400	$150,000	$135,300	$130,800	$140,000
TADJSP/SQFT		$132.28	$148.81	$133.17	$129.76	$142.86
Model Adjustments	$70,500	$69,100	$71,400	$67,500	$67,400	$63,500
Adjusted Sale Price		$135,800	$149,100	$138,300	$133,900	$147,000
Comparable Estimate	$140,800 ($139.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-3	104.05-1-5	104.05-2-1	104.05-1-23	104.05-1-21	104.05-1-13
Owner	Yost, James E	Wrobel, Christopher R	Krafchak, Leah	Burr, Diane E	Maeder, Sean M	Wiseman, Brandon
Address	369 French Rd	23 Rogers Dr	379 French Rd	195 Irving Ter	183 Irving Ter	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	99 x 65	62 x 120	89 x 80	57 x 122	57 x 123	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	1008	1016	1016	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 624	0 506	0 0	0 0	0 0	0 0
SFLA	1008	1008	1008	1016	1016	980
Att/Det Gar Sqft	440	384	352	396	308	336
Prior Land	$10,800					
Prior Total	$99,300					
Comp Land Estimate	$13,100	$14,600	$14,300	$13,900	$14,000	$13,200
Sale Date		9/6/2019	10/30/2018	8/18/2017	9/18/2018	4/27/2018
Sale Price		$150,000	$127,900	$127,000	$132,000	$134,900
Time Adj Sale Price		$150,000	$130,800	$134,400	$135,300	$140,000
TADJSP/SQFT		$148.81	$129.76	$132.28	$133.17	$142.86
Model Adjustments	$69,100	$71,400	$67,400	$69,100	$67,500	$63,500
Adjusted Sale Price		$147,700	$132,500	$134,400	$136,900	$145,600
Comparable Estimate	$139,400 ($138.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-1	104.05-2-1	104.05-1-5	104.05-1-23	104.05-1-21	104.05-1-13
Owner	Krafchak, Leah	Krafchak, Leah	Wrobel, Christopher R	Burr, Diane E	Maeder, Sean M	Wiseman, Brandon
Address	379 French Rd	379 French Rd	23 Rogers Dr	195 Irving Ter	183 Irving Ter	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	89 x 80	89 x 80	62 x 120	57 x 122	57 x 123	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1955 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	1008	1016	1016	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 506	0 0	0 0	0 0
SFLA	1008	1008	1008	1016	1016	980
Att/Det Gar Sqft	352	352	384	396	308	336
Prior Land	$10,800					
Prior Total	$98,400					
Comp Land Estimate	$14,300	$14,300	$14,600	$13,900	$14,000	$13,200
Sale Date		10/30/2018	9/6/2019	8/18/2017	9/18/2018	4/27/2018
Sale Price		$127,900	$150,000	$127,000	$132,000	$134,900
Time Adj Sale Price		$130,800	$150,000	$134,400	$135,300	$140,000
TADJSP/SQFT		$129.76	$148.81	$132.28	$133.17	$142.86
Model Adjustments	$67,400	$67,400	$71,400	$69,100	$67,500	$63,500
Adjusted Sale Price		$130,800	$146,000	$132,700	$135,200	$143,900
Comparable Estimate	$137,700 ($136.61/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-3-1	103.08-7-29	104.09-2-16	103.12-8-26	104.09-2-17	104.09-3-10
Owner	Wickett, John A	Zilka, Rachel L	Haynes, Renaldo M	Adolf, Andrew	McFall, John T	Cochrane, Erin E
Address	391 French Rd	90 Morris Cir	3099 George Urban Blv	47 Nardin Dr	3105 George Urban Blv	8 Bostwick Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 200	58 x 120	60 x 128	52 x 125	60 x 128	57 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1958 / 0	1955 / 0	1957 / 0	1956 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1044	1052	872	806	975	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 165	0 360	0 0	0 372	0 730	0 0
SFLA	1566	1424	1308	1411	1219	1280
Att/Det Gar Sqft	462	308	440	308	280	308
Prior Land	$16,300					
Prior Total	$129,800					
Comp Land Estimate	$22,000	$14,000	$14,900	$13,100	$14,900	$13,500
Sale Date		11/13/2018	8/18/2017	3/7/2019	4/7/2017	10/9/2019
Sale Price		$154,500	$129,000	$156,333	$120,000	$100,000
Time Adj Sale Price		$157,600	$136,500	$157,900	$122,800	$100,000
TADJSP/SQFT		$110.67	$104.36	$111.91	$100.74	$78.13
Model Adjustments	$91,900	$77,600	$72,400	$89,400	$71,500	$45,300
Adjusted Sale Price		$171,900	$156,000	$160,400	$143,200	$146,600
Comparable Estimate	$155,600 ($99.36/SFLA)					

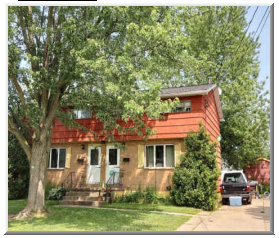
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-3-2	104.05-3-2	104.05-1-1	104.05-1-12	103.08-7-15	104.09-2-39
Owner	Berkman, Charles V	Berkman, Charles V	Hernandez, Gilbert	Gurowicz, William J	Galioto, James R	Redman, Elizabeth A
Address	397 French Rd	397 French Rd	201 Irving Ter	37 Rogers Dr	339 French Rd	188 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	84 x 152	84 x 152	60 x 120	75 x 120	50 x 120	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1955 / 0	1952 / 0	1956 / 0	1950 / 0
Condition	2 Fair	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1352	1352	1274	1422	1216	1317
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	644 0
SFLA	1352	1352	1274	1422	1216	1317
Att/Det Gar Sqft	484	484	338	368	352	308
Prior Land	$15,000					
Prior Total	$124,800					
Comp Land Estimate	$19,000	$19,000	$14,400	$16,200	$12,400	$13,800
Sale Date		2/22/2017	8/21/2019	8/29/2019	7/20/2018	4/4/2017
Sale Price		$110,000	$149,500	$150,000	$120,000	$136,000
Time Adj Sale Price		$112,800	$149,500	$150,000	$123,600	$139,200
TADJSP/SQFT		$83.43	$117.35	$105.49	$101.64	$105.69
Model Adjustments	$67,600	$66,400	$81,900	$91,100	$72,000	$85,700
Adjusted Sale Price		$114,000	$135,200	$126,500	$119,200	$121,100
Comparable Estimate	$123,200 ($91.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-3-4	104.05-2-1	104.05-1-5	104.05-1-21	104.05-1-23	104.05-3-2
Owner	Cain, Nathan	Krafchak, Leah	Wrobel, Christopher R	Maeder, Sean M	Burr, Diane E	Berkman, Charles V
Address	417 French Rd	379 French Rd	23 Rogers Dr	183 Irving Ter	195 Irving Ter	397 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	84 x 152	89 x 80	62 x 120	57 x 123	57 x 122	84 x 152
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1967 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1100	1008	1008	1016	1016	1352
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 506	0 0	0 0	0 0
SFLA	1100	1008	1008	1016	1016	1352
Att/Det Gar Sqft	528	352	384	308	396	484
Prior Land	$15,000					
Prior Total	$105,600					
Comp Land Estimate	$19,000	$14,300	$14,600	$14,000	$13,900	$19,000
Sale Date		10/30/2018	9/6/2019	9/18/2018	8/18/2017	2/22/2017
Sale Price		$127,900	$150,000	$132,000	$127,000	$110,000
Time Adj Sale Price		$130,800	$150,000	$135,300	$134,400	$112,800
TADJSP/SQFT		$129.76	$148.81	$133.17	$132.28	$83.43
Model Adjustments	$78,900	$67,400	$71,400	$67,500	$69,100	$66,400
Adjusted Sale Price		$142,300	$157,500	$146,700	$144,200	$125,300
Comparable Estimate	$143,200 ($130.18/SFLA)					

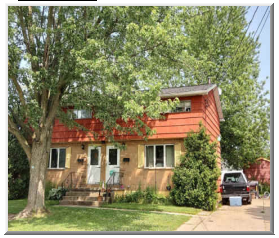
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-9	103.12-8-9	104.09-9-8	104.09-9-12	103.12-8-25	103.12-9-15
Owner	Wilson, Daniel J	Barton, Jeffrey	Bucholtz, Jessica L	Smith, Carrie E	Hyman, Adrianna	Herrmann, Christopher
Address	8 4th St	34 5th St	14 4th St	84 Princeton Ave	43 Nardin Dr	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 125	52 x 125	47 x 125	52 x 150	52 x 125	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1953 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	672	752	784	794	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 480	0 364	0 378	0 403	0 200
SFLA	1008	1112	1176	1191	1209	1209
Att/Det Gar Sqft	240	400	352	400	440	528
Prior Land	$13,400					
Prior Total	$95,200					
Comp Land Estimate	$17,100	$13,100	$12,000	$14,200	$13,100	$14,200
Sale Date		10/12/2018	8/27/2018	5/10/2018	7/21/2017	10/25/2017
Sale Price		$107,500	$146,500	$127,500	$114,000	$141,000
Time Adj Sale Price		$109,900	$150,600	$132,000	$121,000	$148,500
TADJSP/SQFT		$98.83	$128.06	$110.83	$100.08	$122.83
Model Adjustments	$59,100	$54,200	$80,100	$67,900	$58,900	$84,100
Adjusted Sale Price		$114,800	$129,600	$123,200	$121,200	$123,500
Comparable Estimate	$122,500 ($121.53/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-3-5.2	103.08-7-29	104.09-2-16	103.12-8-26	104.09-2-17	104.09-3-10
Owner	Sciolino, Charles	Zilka, Rachel L	Haynes, Renaldo M	Adolf, Andrew	McFall, John T	Cochrane, Erin E
Address	421 French Rd	90 Morris Cir	3099 George Urban Blv	47 Nardin Dr	3105 George Urban Blv	8 Bostwick Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 152	58 x 120	60 x 128	52 x 125	60 x 128	57 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1958 / 0	1955 / 0	1957 / 0	1956 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	4	4	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1186	1052	872	806	975	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 0	0 372	0 730	0 0
SFLA	1708	1424	1308	1411	1219	1280
Att/Det Gar Sqft	880	308	440	308	280	308
Prior Land	$14,500					
Prior Total	$129,400					
Comp Land Estimate	$18,700	$14,000	$14,900	$13,100	$14,900	$13,500
Sale Date		11/13/2018	8/18/2017	3/7/2019	4/7/2017	10/9/2019
Sale Price		$154,500	$129,000	$156,333	$120,000	$100,000
Time Adj Sale Price		$157,600	$136,500	$157,900	$122,800	$100,000
TADJSP/SQFT		$110.67	$104.36	$111.91	$100.74	$78.13
Model Adjustments	$103,700	$77,600	$72,400	$89,400	$71,500	$45,300
Adjusted Sale Price		$183,700	$167,800	$172,200	$155,000	$158,400
Comparable Estimate	$167,400 ($98.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-5	103.08-5-18	103.12-10-1	103.12-7-33	103.08-10-10	104.09-2-52
Owner	DiJoseph, Paula S	Kellerman, Gary A	McDaniel, Michael	Vandegriff, Amanda	Kwiatek, Gregory M	Augustine, Ann M
Address	2925 George Urban Blv	24 Cornell Dr	33 Harvard Ave	64 Harvard Ave	75 Irving Ter	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	59 x 128	89 x 140	77 x 150	50 x 150	60 x 130	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1966 / 0	1957 / 0	1953 / 0	1959 / 0	1955 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1040	984	1015	1040	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 510	0 0	0 0	0 0
SFLA	1008	1040	984	1015	1040	1018
Att/Det Gar Sqft		308	440	352	308	308
Prior Land	$11,300					
Prior Total	$99,500					
Comp Land Estimate	$14,700	$18,700	$18,200	$13,800	$15,000	$13,800
Sale Date		4/11/2017	4/20/2018	10/18/2019	4/23/2019	4/12/2018
Sale Price		$97,500	$161,000	$140,000	$150,000	$126,500
Time Adj Sale Price		$99,800	$167,100	$140,000	$151,100	$131,300
TADJSP/SQFT		$95.96	$169.82	$137.93	$145.29	$128.98
Model Adjustments	$66,700	$53,300	$92,500	$69,100	$72,200	$68,800
Adjusted Sale Price		$113,200	$141,300	$137,600	$145,600	$129,200
Comparable Estimate	$133,400 ($132.34/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-6	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Miller, Lawrence R	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	2929 George Urban Blv	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	73 x 128	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	960	1157	816	1260	1040
2nd Sty Area	1025	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2009	1960	2372	1632	2520	2080
Att/Det Gar Sqft	528		525	576	640	440
Prior Land	$12,700					
Prior Total	$122,300					
Comp Land Estimate	$16,500	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$89,300	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$158,500	$145,300	$154,100	$172,900	$173,300
Comparable Estimate	$160,800 ($80.04/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-7	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Peruzzini, Sandra	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	2937 George Urban Blv	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	73 x 128	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	960	1157	816	1260	1040
2nd Sty Area	1025	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2009	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$12,700					
Prior Total	$122,300					
Comp Land Estimate	$16,500	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$83,200	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$152,400	$139,200	$148,000	$166,800	$167,200
Comparable Estimate	$154,700 ($77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-26	103.12-7-33	103.08-10-10	103.08-5-18	103.12-10-1	104.09-2-52
Owner	Wisiorek, Thomas	Vandegriff, Amanda	Kwiatek, Gregory M	Kellerman, Gary A	McDaniel, Michael	Augustine, Ann M
Address	2940 George Urban Blv	64 Harvard Ave	75 Irving Ter	24 Cornell Dr	33 Harvard Ave	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	50 x 150	60 x 130	89 x 140	77 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1953 / 0	1959 / 0	1966 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1015	1040	1040	984	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 510	0 0
SFLA	1008	1015	1040	1040	984	1018
Att/Det Gar Sqft	440	352	308	308	440	308
Prior Land	$8,700					
Prior Total	$98,400					
Comp Land Estimate	$11,800	$13,800	$15,000	$18,700	$18,200	$13,800
Sale Date		10/18/2019	4/23/2019	4/11/2017	4/20/2018	4/12/2018
Sale Price		$140,000	$150,000	$97,500	$161,000	$126,500
Time Adj Sale Price		$140,000	$151,100	$99,800	$167,100	$131,300
TADJSP/SQFT		$137.93	$145.29	$95.96	$169.82	$128.98
Model Adjustments	$66,100	$69,100	$72,200	$53,300	$92,500	$68,800
Adjusted Sale Price		$137,000	$145,000	$112,600	$140,700	$128,600
Comparable Estimate	$132,800 ($131.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-8	103.08-5-18	103.12-7-33	103.08-10-10	103.12-10-1	104.09-2-52
Owner	Buono Robert N & Cher	Kellerman, Gary A	Vandegriff, Amanda	Kwiatek, Gregory M	McDaniel, Michael	Augustine, Ann M
Address	2941 George Urban Blv	24 Cornell Dr	64 Harvard Ave	75 Irving Ter	33 Harvard Ave	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	49 x 128	89 x 140	50 x 150	60 x 130	77 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1964 / 0	1966 / 0	1953 / 0	1959 / 0	1957 / 0	1955 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1015	1040	984	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1040	0 0	0 0	0 0	0 510	0 0
SFLA	1040	1040	1015	1040	984	1018
Att/Det Gar Sqft	600	308	352	308	440	308
Prior Land	$9,500					
Prior Total	$104,000					
Comp Land Estimate	$12,600	$18,700	$13,800	$15,000	$18,200	$13,800
Sale Date		4/11/2017	10/18/2019	4/23/2019	4/20/2018	4/12/2018
Sale Price		$97,500	$140,000	$150,000	$161,000	$126,500
Time Adj Sale Price		$99,800	$140,000	$151,100	$167,100	$131,300
TADJSP/SQFT		$95.96	$137.93	$145.29	$169.82	$128.98
Model Adjustments	$75,100	$53,300	$69,100	$72,200	$92,500	$68,800
Adjusted Sale Price		$121,600	$146,000	$154,000	$149,700	$137,600
Comparable Estimate	$141,800 ($136.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-25	104.61-4-7	104.69-6-3.1	104.61-5-19	104.61-4-10	103.76-3-22.1
Owner	Cervi, Louis J	Wallace, James M	Robison, Jennifer	Bochynski, Kristine	Haigh, Corey A	Gosselin, Renee E
Address	2944 George Urban Blv	364 Ellington St	4659 Broadway St	315 River St	350 Ellington St	13 A St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	60 x 115	60 x 129	55 x 125	38 x 115	92 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1901 / 0	1917 / 0	1937 / 0	1922 / 0	1928 / 2017	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 110	D Economy 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.3	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	912	988	912	680	616	934
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1196	1261	1476	822	1097	934
Att/Det Gar Sqft	360	440	384		247	264
Prior Land	$8,700					
Prior Total	$75,000					
Comp Land Estimate	$11,800	$14,500	$15,300	$14,200	$10,400	$19,200
Sale Date		9/21/2018	1/16/2018	6/26/2017	8/11/2017	3/13/2017
Sale Price		$135,000	$128,750	$77,380	$131,000	$108,500
Time Adj Sale Price		$138,400	$134,600	$79,100	$138,700	$111,100
TADJSP/SQFT		$109.75	$91.19	$96.23	$126.44	$118.95
Model Adjustments	$52,000	$54,600	$65,400	$11,000	$64,400	$26,100
Adjusted Sale Price		$135,800	$121,200	$120,100	$126,300	$137,000
Comparable Estimate	$128,100 ($107.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-9	103.08-5-18	103.12-7-33	103.08-10-10	103.12-10-1	104.09-2-52
Owner	Szykowny Sandra L	Kellerman, Gary A	Vandegriff, Amanda	Kwiatek, Gregory M	McDaniel, Michael	Augustine, Ann M
Address	2945 George Urban Blv	24 Cornell Dr	64 Harvard Ave	75 Irving Ter	33 Harvard Ave	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	49 x 128	89 x 140	50 x 150	60 x 130	77 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1963 / 0	1966 / 0	1953 / 0	1959 / 0	1957 / 0	1955 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1015	1040	984	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 0	0 0	0 510	0 0
SFLA	1040	1040	1015	1040	984	1018
Att/Det Gar Sqft	264	308	352	308	440	308
Prior Land	$9,500					
Prior Total	$99,400					
Comp Land Estimate	$12,600	$18,700	$13,800	$15,000	$18,200	$13,800
Sale Date		4/11/2017	10/18/2019	4/23/2019	4/20/2018	4/12/2018
Sale Price		$97,500	$140,000	$150,000	$161,000	$126,500
Time Adj Sale Price		$99,800	$140,000	$151,100	$167,100	$131,300
TADJSP/SQFT		$95.96	$137.93	$145.29	$169.82	$128.98
Model Adjustments	$68,500	$53,300	$69,100	$72,200	$92,500	$68,800
Adjusted Sale Price		$115,000	$139,400	$147,400	$143,100	$131,000
Comparable Estimate	$135,200 ($130/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-10	103.12-10-1	103.12-7-33	103.08-5-18	103.08-10-10	104.09-2-52
Owner	Ziemba, Joseph D	McDaniel, Michael	Vandegriff, Amanda	Kellerman, Gary A	Kwiatek, Gregory M	Augustine, Ann M
Address	2949 George Urban Blv	33 Harvard Ave	64 Harvard Ave	24 Cornell Dr	75 Irving Ter	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	49 x 128	77 x 150	50 x 150	89 x 140	60 x 130	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1965 / 0	1957 / 0	1953 / 0	1966 / 0	1959 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	980	984	1015	1040	1040	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 215	0 510	0 0	0 0	0 0	0 0
SFLA	980	984	1015	1040	1040	1018
Att/Det Gar Sqft	384	440	352	308	308	308
Prior Land	$9,500					
Prior Total	$114,000					
Comp Land Estimate	$12,600	$18,200	$13,800	$18,700	$15,000	$13,800
Sale Date		4/20/2018	10/18/2019	4/11/2017	4/23/2019	4/12/2018
Sale Price		$161,000	$140,000	$97,500	$150,000	$126,500
Time Adj Sale Price		$167,100	$140,000	$99,800	$151,100	$131,300
TADJSP/SQFT		$169.82	$137.93	$95.96	$145.29	$128.98
Model Adjustments	$73,800	$92,500	$69,100	$53,300	$72,200	$68,800
Adjusted Sale Price		$148,400	$144,700	$120,300	$152,700	$136,300
Comparable Estimate	$140,500 ($143.37/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-11	103.12-7-33	103.08-10-10	103.12-10-1	104.09-2-52	103.08-5-18
Owner	Juszkiewicz Brian R	Vandegriff, Amanda	Kwiatek, Gregory M	McDaniel, Michael	Augustine, Ann M	Kellerman, Gary A
Address	2953 George Urban Blv	64 Harvard Ave	75 Irving Ter	33 Harvard Ave	118 Harvard Ave	24 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	50 x 150	60 x 130	77 x 150	50 x 150	89 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1953 / 0	1959 / 0	1957 / 0	1955 / 0	1966 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1025	1015	1040	984	1018	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 0	0 510	0 0	0 0
SFLA	1025	1015	1040	984	1018	1040
Att/Det Gar Sqft	440	352	308	440	308	308
Prior Land	$8,700					
Prior Total	$100,300					
Comp Land Estimate	$11,800	$13,800	$15,000	$18,200	$13,800	$18,700
Sale Date		10/18/2019	4/23/2019	4/20/2018	4/12/2018	4/11/2017
Sale Price		$140,000	$150,000	$161,000	$126,500	$97,500
Time Adj Sale Price		$140,000	$151,100	$167,100	$131,300	$99,800
TADJSP/SQFT		$137.93	$145.29	$169.82	$128.98	$95.96
Model Adjustments	$69,700	$69,100	$72,200	$92,500	$68,800	$53,300
Adjusted Sale Price		$140,600	$148,600	$144,300	$132,200	$116,200
Comparable Estimate	$136,400 ($133.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-8	104.09-9-8	104.09-9-12	103.12-8-25	103.12-8-9	103.12-9-21
Owner	Bucholtz, Jessica L	Bucholtz, Jessica L	Smith, Carrie E	Hyman, Adrianna	Barton, Jeffrey	Bennett, Stephen
Address	14 4th St	14 4th St	84 Princeton Ave	43 Nardin Dr	34 5th St	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	47 x 125	47 x 125	52 x 150	52 x 125	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1953 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	784	794	806	752	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 364	0 364	0 378	0 403	0 480	0 200
SFLA	1176	1176	1191	1209	1112	1209
Att/Det Gar Sqft	352	352	400	440	400	280
Prior Land	$9,000					
Prior Total	$105,000					
Comp Land Estimate	$12,000	$12,000	$14,200	$13,100	$13,100	$13,300
Sale Date		8/27/2018	5/10/2018	7/21/2017	10/12/2018	11/20/2019
Sale Price		$146,500	$127,500	$114,000	$107,500	$129,000
Time Adj Sale Price		$150,600	$132,000	$121,000	$109,900	$129,000
TADJSP/SQFT		$128.06	$110.83	$100.08	$98.83	$106.70
Model Adjustments	$80,100	$80,100	$67,900	$58,900	$54,200	$63,500
Adjusted Sale Price		$150,600	$144,200	$142,200	$135,800	$145,600
Comparable Estimate	$143,700 ($122.19/SFLA)					

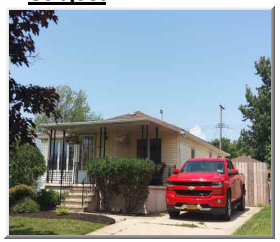
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-24	104.61-4-7	104.69-6-3.1	104.61-5-19	114.08-7-16	104.61-4-10
Owner	Wagner, Adam R	Wallace, James M	Robison, Jennifer	Bochynski, Kristine	Dudzinski, Andrew M	Haigh, Corey A
Address	2954 George Urban Blv	364 Ellington St	4659 Broadway St	315 River St	621 Rowley Rd	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 128	60 x 115	60 x 129	55 x 125	60 x 120	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1850 / 0	1917 / 0	1937 / 0	1922 / 0	1923 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	2.5	1.5
Bedrooms	2	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	2 Crawl 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	969	988	912	680	913	616
2nd Sty Area	0	0	0	0	725	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1337	1261	1476	822	1638	1097
Att/Det Gar Sqft		440	384		651	247
Prior Land	$14,400					
Prior Total	$79,000					
Comp Land Estimate	$18,000	$14,500	$15,300	$14,200	$14,800	$10,400
Sale Date		9/21/2018	1/16/2018	6/26/2017	7/2/2019	8/11/2017
Sale Price		$135,000	$128,750	$77,380	$178,000	$131,000
Time Adj Sale Price		$138,400	$134,600	$79,100	$178,000	$138,700
TADJSP/SQFT		$109.75	$91.19	$96.23	$108.67	$126.44
Model Adjustments	$46,200	$54,600	$65,400	$11,000	$88,700	$64,400
Adjusted Sale Price		$130,000	$115,400	$114,300	$135,500	$120,500
Comparable Estimate	$123,100 ($92.07/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-12	103.12-8-26	103.08-7-29	103.12-9-21	103.12-8-25	103.12-6-10
Owner	Fraterrigo, Dominic J	Adolf, Andrew	Zilka, Rachel L	Bennett, Stephen	Hyman, Adrianna	Wodowski, Samuel W
Address	2957 George Urban Blv	47 Nardin Dr	90 Morris Cir	83 Canisius Ct	43 Nardin Dr	140 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	52 x 125	58 x 120	55 x 118	52 x 125	60 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1957 / 0	1958 / 0	1956 / 0	1957 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	806	1052	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 286	0 372	0 360	0 200	0 403	0 0
SFLA	1512	1411	1424	1209	1209	1209
Att/Det Gar Sqft	440	308	308	280	440	
Prior Land	$8,700					
Prior Total	$100,000					
Comp Land Estimate	$11,800	$13,100	$14,000	$13,300	$13,100	$16,000
Sale Date		3/7/2019	11/13/2018	11/20/2019	7/21/2017	6/26/2018
Sale Price		$156,333	$154,500	$129,000	$114,000	$105,000
Time Adj Sale Price		$157,900	$157,600	$129,000	$121,000	$108,400
TADJSP/SQFT		$111.91	$110.67	$106.70	$100.08	$89.66
Model Adjustments	$83,500	$89,400	$77,600	$63,500	$58,900	$63,100
Adjusted Sale Price		$152,000	$163,500	$149,000	$145,600	$128,800
Comparable Estimate	$147,800 ($97.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-23	103.12-8-9	103.12-9-21	104.09-9-8	103.12-8-25	103.12-6-10
Owner	Vatter, Timothy	Barton, Jeffrey	Bennett, Stephen	Bucholtz, Jessica L	Hyman, Adrianna	Wodowski, Samuel W
Address	2958 George Urban Blv	34 5th St	83 Canisius Ct	14 4th St	43 Nardin Dr	140 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 128	52 x 125	55 x 118	47 x 125	52 x 125	60 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1955 / 0	1956 / 0	1958 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	1	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	752	806	784	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 200	0 364	0 403	0 0
SFLA	1080	1112	1209	1176	1209	1209
Att/Det Gar Sqft	352	400	280	352	440	
Prior Land	$14,400					
Prior Total	$94,100					
Comp Land Estimate	$18,000	$13,100	$13,300	$12,000	$13,100	$16,000
Sale Date		10/12/2018	11/20/2019	8/27/2018	7/21/2017	6/26/2018
Sale Price		$107,500	$129,000	$146,500	$114,000	$105,000
Time Adj Sale Price		$109,900	$129,000	$150,600	$121,000	$108,400
TADJSP/SQFT		$98.83	$106.70	$128.06	$100.08	$89.66
Model Adjustments	$65,600	$54,200	$63,500	$80,100	$58,900	$63,100
Adjusted Sale Price		$121,300	$131,100	$136,100	$127,700	$110,900
Comparable Estimate	$125,400 ($116.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-13	103.12-9-21	103.12-8-25	104.09-9-8	103.12-6-10	103.12-9-15
Owner	Asztemborski, Eleanor	Bennett, Stephen	Hyman, Adrianna	Bucholtz, Jessica L	Wodowski, Samuel W	Herrmann, Christopher
Address	2961 George Urban Blv	83 Canisius Ct	43 Nardin Dr	14 4th St	140 University Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	55 x 118	52 x 125	47 x 125	60 x 150	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1957 / 0	1958 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1176	806	806	784	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 403	0 364	0 0	0 200
SFLA	1176	1209	1209	1176	1209	1209
Att/Det Gar Sqft	352	280	440	352		528
Prior Land	$8,700					
Prior Total	$89,000					
Comp Land Estimate	$11,800	$13,300	$13,100	$12,000	$16,000	$14,200
Sale Date		11/20/2019	7/21/2017	8/27/2018	6/26/2018	10/25/2017
Sale Price		$129,000	$114,000	$146,500	$105,000	$141,000
Time Adj Sale Price		$129,000	$121,000	$150,600	$108,400	$148,500
TADJSP/SQFT		$106.70	$100.08	$128.06	$89.66	$122.83
Model Adjustments	$63,100	$63,500	$58,900	$80,100	$63,100	$84,100
Adjusted Sale Price		$128,600	$125,200	$133,600	$108,400	$127,500
Comparable Estimate	$124,700 ($106.04/SFLA)					

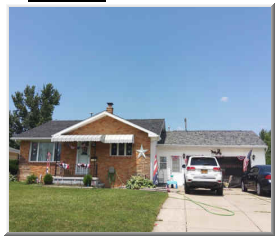
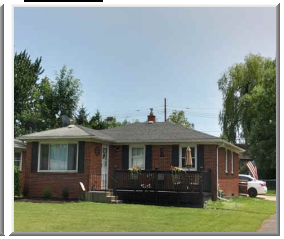
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-14	103.12-8-26	103.12-9-21	103.12-8-25	103.08-7-29	104.09-2-16
Owner	McCarthy, Patrick	Adolf, Andrew	Bennett, Stephen	Hyman, Adrianna	Zilka, Rachel L	Haynes, Renaldo M
Address	2963 George Urban Blv	47 Nardin Dr	83 Canisius Ct	43 Nardin Dr	90 Morris Cir	3099 George Urban Blv
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	52 x 125	55 x 118	52 x 125	58 x 120	60 x 128
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1957 / 0	1958 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	984	806	806	806	1052	872
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 200	0 403	0 360	0 0
SFLA	1376	1411	1209	1209	1424	1308
Att/Det Gar Sqft	396	308	280	440	308	440
Prior Land	$8,700					
Prior Total	$97,900					
Comp Land Estimate	$11,800	$13,100	$13,300	$13,100	$14,000	$14,900
Sale Date		3/7/2019	11/20/2019	7/21/2017	11/13/2018	8/18/2017
Sale Price		$156,333	$129,000	$114,000	$154,500	$129,000
Time Adj Sale Price		$157,900	$129,000	$121,000	$157,600	$136,500
TADJSP/SQFT		$111.91	$106.70	$100.08	$110.67	$104.36
Model Adjustments	$72,100	$89,400	$63,500	$58,900	$77,600	$72,400
Adjusted Sale Price		$140,600	$137,600	$134,200	$152,100	$136,200
Comparable Estimate	$140,100 ($101.82/SFLA)					

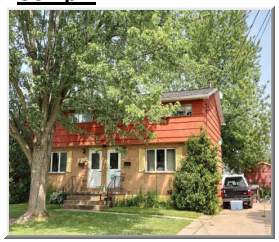
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-22	103.12-7-33	103.08-10-10	104.09-2-52	103.12-10-1	104.05-5-1
Owner	Angelli, Jason	Vandegriff, Amanda	Kwiatek, Gregory M	Augustine, Ann M	McDaniel, Michael	Adams, Charles E III
Address	2964 George Urban Blv	64 Harvard Ave	75 Irving Ter	118 Harvard Ave	33 Harvard Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	50 x 150	60 x 130	50 x 150	77 x 150	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1953 / 0	1959 / 0	1955 / 0	1957 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1007	1015	1040	1018	984	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 486	0 0	0 0	0 0	0 510	0 0
SFLA	1007	1015	1040	1018	984	1016
Att/Det Gar Sqft	504	352	308	308	440	280
Prior Land	$8,700					
Prior Total	$101,000					
Comp Land Estimate	$11,800	$13,800	$15,000	$13,800	$18,200	$18,300
Sale Date		10/18/2019	4/23/2019	4/12/2018	4/20/2018	9/25/2017
Sale Price		$140,000	$150,000	$126,500	$161,000	$122,500
Time Adj Sale Price		$140,000	$151,100	$131,300	$167,100	$129,300
TADJSP/SQFT		$137.93	$145.29	$128.98	$169.82	$127.26
Model Adjustments	$70,400	$69,100	$72,200	$68,800	$92,500	$62,300
Adjusted Sale Price		$141,300	$149,300	$132,900	$145,000	$137,400
Comparable Estimate	$141,200 ($140.22/SFLA)					

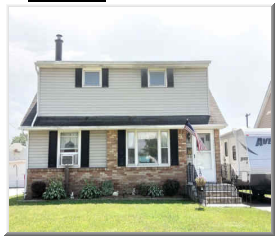
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-15	103.12-8-26	103.08-7-29	103.12-9-21	103.12-8-25	104.09-2-16
Owner	Saladino, Angelo	Adolf, Andrew	Zilka, Rachel L	Bennett, Stephen	Hyman, Adrianna	Haynes, Renaldo M
Address	2969 George Urban Blv	47 Nardin Dr	90 Morris Cir	83 Canisius Ct	43 Nardin Dr	3099 George Urban Blv
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 128	52 x 125	58 x 120	55 x 118	52 x 125	60 x 128
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1958 / 0	1956 / 0	1957 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	806	1052	806	806	872
2nd Sty Area	784	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 392	0 372	0 360	0 200	0 403	0 0
SFLA	1568	1411	1424	1209	1209	1308
Att/Det Gar Sqft	396	308	308	280	440	440
Prior Land	$9,700					
Prior Total	$113,500					
Comp Land Estimate	$12,800	$13,100	$14,000	$13,300	$13,100	$14,900
Sale Date		3/7/2019	11/13/2018	11/20/2019	7/21/2017	8/18/2017
Sale Price		$156,333	$154,500	$129,000	$114,000	$129,000
Time Adj Sale Price		$157,900	$157,600	$129,000	$121,000	$136,500
TADJSP/SQFT		$111.91	$110.67	$106.70	$100.08	$104.36
Model Adjustments	$85,000	$89,400	$77,600	$63,500	$58,900	$72,400
Adjusted Sale Price		$153,500	$165,000	$150,500	$147,100	$149,100
Comparable Estimate	$153,000 ($97.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-21	103.08-10-10	103.08-7-35	103.12-7-33	103.12-10-1	104.09-2-52
Owner	Sterling, Carey L	Kwiatek, Gregory M	Brownson, Ian J	Vandegriff, Amanda	McDaniel, Michael	Augustine, Ann M
Address	2970 George Urban Blv	75 Irving Ter	54 Morris Cir	64 Harvard Ave	33 Harvard Ave	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	60 x 130	53 x 249	50 x 150	77 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1953 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	888	1040	952	1015	984	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 336	0 0	0 510	0 0
SFLA	888	1040	952	1015	984	1018
Att/Det Gar Sqft	440	308		352	440	308
Prior Land	$8,700					
Prior Total	$93,800					
Comp Land Estimate	$11,800	$15,000	$16,200	$13,800	$18,200	$13,800
Sale Date		4/23/2019	2/14/2017	10/18/2019	4/20/2018	4/12/2018
Sale Price		$150,000	$112,000	$140,000	$161,000	$126,500
Time Adj Sale Price		$151,100	$114,800	$140,000	$167,100	$131,300
TADJSP/SQFT		$145.29	$120.59	$137.93	$169.82	$128.98
Model Adjustments	$60,700	$72,200	$53,900	$69,100	$92,500	$68,800
Adjusted Sale Price		$139,600	$121,600	$131,600	$135,300	$123,200
Comparable Estimate	$130,300 ($146.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-16	103.12-8-26	103.08-7-29	103.12-8-25	103.12-9-21	104.09-2-16
Owner	Gliszczynski, Elaine R	Adolf, Andrew	Zilka, Rachel L	Hyman, Adrianna	Bennett, Stephen	Haynes, Renaldo M
Address	2975 George Urban Blv	47 Nardin Dr	90 Morris Cir	43 Nardin Dr	83 Canisius Ct	3099 George Urban Blv
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	52 x 125	58 x 120	52 x 125	55 x 118	60 x 128
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1957 / 0	1958 / 0	1957 / 0	1956 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1000	806	1052	806	806	872
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 360	0 403	0 200	0 0
SFLA	1392	1411	1424	1209	1209	1308
Att/Det Gar Sqft	480	308	308	440	280	440
Prior Land	$8,700					
Prior Total	$100,500					
Comp Land Estimate	$11,800	$13,100	$14,000	$13,100	$13,300	$14,900
Sale Date		3/7/2019	11/13/2018	7/21/2017	11/20/2019	8/18/2017
Sale Price		$156,333	$154,500	$114,000	$129,000	$129,000
Time Adj Sale Price		$157,900	$157,600	$121,000	$129,000	$136,500
TADJSP/SQFT		$111.91	$110.67	$100.08	$106.70	$104.36
Model Adjustments	$75,000	$89,400	$77,600	$58,900	$63,500	$72,400
Adjusted Sale Price		$143,500	$155,000	$137,100	$140,500	$139,100
Comparable Estimate	$143,000 ($102.73/SFLA)					

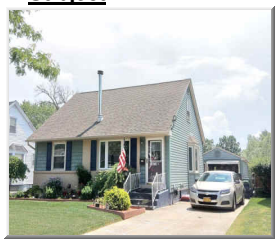
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-20	103.08-10-10	103.08-7-6	103.08-7-15	104.09-8-1	104.05-1-1
Owner	Schragel, Catherine	Kwiatek, Gregory M	Wainwright, Corey L	Galioto, James R	Kyler, Jeremy J	Hernandez, Gilbert
Address	2976 George Urban Blv	75 Irving Ter	299 French Rd	339 French Rd	147 Harvard Ave	201 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 128	60 x 130	50 x 120	50 x 120	50 x 150	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1959 / 0	1957 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average 750	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1236	1040	1216	1216	1095	1274
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	750 750	0 0	0 200	0 400	0 400	0 0
SFLA	1236	1040	1216	1216	1095	1274
Att/Det Gar Sqft	594	308	440	352	576	338
Prior Land	$12,900					
Prior Total	$111,900					
Comp Land Estimate	$16,700	$15,000	$12,400	$12,400	$13,800	$14,400
Sale Date		4/23/2019	9/18/2019	7/20/2018	4/6/2018	8/21/2019
Sale Price		$150,000	$157,000	$120,000	$111,300	$149,500
Time Adj Sale Price		$151,100	$157,000	$123,600	$115,500	$149,500
TADJSP/SQFT		$145.29	$129.11	$101.64	$105.48	$117.35
Model Adjustments	$85,300	$72,200	$91,800	$72,000	$58,300	$81,900
Adjusted Sale Price		$164,200	$150,500	$136,900	$142,500	$152,900
Comparable Estimate	$149,400 ($120.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-8-11	104.09-8-11	104.09-7-16	103.68-3-9	115.05-10-12	104.61-6-3
Owner	Simmeth, Frank R	Simmeth, Frank R	Lipczynski, Douglas M	Yemelyanov, Alex	Capitano, Guy A II	Rizzi, Michael
Address	15 4th St	15 4th St	45 3rd St	106 Lackawanna Ave	36 Ellington St	167 Gould Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	73 x 150	73 x 150	101 x 125	60 x 115	70 x 111	70 x 140
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1954 / 0	1964 / 0	1967 / 0	1959 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	4
Full/Half Baths	2 / 2	2 / 2	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1157	1157	960	1260	1352	816
2nd Sty Area	1215	1215	1000	1260	1040	816
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2372	2372	1960	2520	2392	1632
Att/Det Gar Sqft	525	525		640	440	576
Prior Land	$13,700					
Prior Total	$120,000					
Comp Land Estimate	$17,700	$17,700	$18,400	$14,500	$16,000	$17,900
Sale Date		7/13/2018	7/31/2017	8/13/2018	10/24/2019	10/17/2017
Sale Price		$160,000	$110,000	$188,000	$174,000	$133,900
Time Adj Sale Price		$164,800	$116,700	$193,200	$174,000	$141,000
TADJSP/SQFT		$69.48	$59.54	$76.67	$72.74	$86.40
Model Adjustments	$108,800	$108,800	$47,500	$109,600	$100,300	$76,200
Adjusted Sale Price		$164,800	$178,000	$192,400	$182,500	$173,600
Comparable Estimate	$178,300 ($75.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-17	103.12-8-26	103.08-7-29	103.12-8-25	103.12-9-21	104.09-2-16
Owner	Porter, David A	Adolf, Andrew	Zilka, Rachel L	Hyman, Adrianna	Bennett, Stephen	Haynes, Renaldo M
Address	2981 George Urban Blv	47 Nardin Dr	90 Morris Cir	43 Nardin Dr	83 Canisius Ct	3099 George Urban Blv
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	52 x 125	58 x 120	52 x 125	55 x 118	60 x 128
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1958 / 0	1957 / 0	1956 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	806	1052	806	806	872
2nd Sty Area	784	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 360	0 403	0 200	0 0
SFLA	1568	1411	1424	1209	1209	1308
Att/Det Gar Sqft	352	308	308	440	280	440
Prior Land	$8,700					
Prior Total	$111,200					
Comp Land Estimate	$11,800	$13,100	$14,000	$13,100	$13,300	$14,900
Sale Date		3/7/2019	11/13/2018	7/21/2017	11/20/2019	8/18/2017
Sale Price		$156,333	$154,500	$114,000	$129,000	$129,000
Time Adj Sale Price		$157,900	$157,600	$121,000	$129,000	$136,500
TADJSP/SQFT		$111.91	$110.67	$100.08	$106.70	$104.36
Model Adjustments	$84,800	$89,400	$77,600	$58,900	$63,500	$72,400
Adjusted Sale Price		$153,300	$164,800	$146,900	$150,300	$148,900
Comparable Estimate	$152,800 ($97.45/SFLA)					

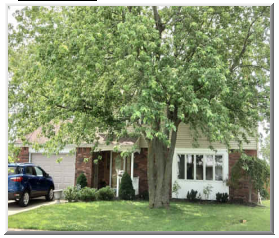
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-19	103.12-8-26	103.08-7-29	104.09-2-16	103.12-8-25	103.12-9-21
Owner	Kozen, Norma J	Adolf, Andrew	Zilka, Rachel L	Haynes, Renaldo M	Hyman, Adrianna	Bennett, Stephen
Address	2984 George Urban Blv	47 Nardin Dr	90 Morris Cir	3099 George Urban Blv	43 Nardin Dr	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 128	52 x 125	58 x 120	60 x 128	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1958 / 0	1955 / 0	1957 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	2	3	4	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	980	806	1052	872	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 360	0 0	0 403	0 200
SFLA	1456	1411	1424	1308	1209	1209
Att/Det Gar Sqft	506	308	308	440	440	280
Prior Land	$12,900					
Prior Total	$119,000					
Comp Land Estimate	$16,700	$13,100	$14,000	$14,900	$13,100	$13,300
Sale Date		3/7/2019	11/13/2018	8/18/2017	7/21/2017	11/20/2019
Sale Price		$156,333	$154,500	$129,000	$114,000	$129,000
Time Adj Sale Price		$157,900	$157,600	$136,500	$121,000	$129,000
TADJSP/SQFT		$111.91	$110.67	$104.36	$100.08	$106.70
Model Adjustments	$94,300	$89,400	$77,600	$72,400	$58,900	$63,500
Adjusted Sale Price		$162,800	$174,300	$158,400	$156,400	$159,800
Comparable Estimate	$162,300 ($111.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-18	104.09-9-8	103.12-8-25	103.12-9-21	104.09-9-12	103.12-8-9
Owner	Edbauer Pamelyn M	Bucholtz, Jessica L	Hyman, Adrianna	Bennett, Stephen	Smith, Carrie E	Barton, Jeffrey
Address	2987 George Urban Blv	14 4th St	43 Nardin Dr	83 Canisius Ct	84 Princeton Ave	34 5th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 128	47 x 125	52 x 125	55 x 118	52 x 150	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1957 / 0	1956 / 0	1953 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	784	806	806	794	752
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 336	0 364	0 403	0 200	0 378	0 480
SFLA	1176	1176	1209	1209	1191	1112
Att/Det Gar Sqft	440	352	440	280	400	400
Prior Land	$9,700					
Prior Total	$98,200					
Comp Land Estimate	$12,800	$12,000	$13,100	$13,300	$14,200	$13,100
Sale Date		8/27/2018	7/21/2017	11/20/2019	5/10/2018	10/12/2018
Sale Price		$146,500	$114,000	$129,000	$127,500	$107,500
Time Adj Sale Price		$150,600	$121,000	$129,000	$132,000	$109,900
TADJSP/SQFT		$128.06	$100.08	$106.70	$110.83	$98.83
Model Adjustments	$69,700	$80,100	$58,900	$63,500	$67,900	$54,200
Adjusted Sale Price		$140,200	$131,800	$135,200	$133,800	$125,400
Comparable Estimate	$133,300 ($113.35/SFLA)					

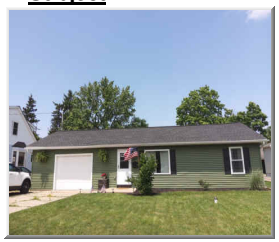
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-19	104.09-9-8	103.12-8-25	103.12-9-21	104.09-9-12	103.12-8-9
Owner	Krohn Dennis M & 1	Bucholtz, Jessica L	Hyman, Adrianna	Bennett, Stephen	Smith, Carrie E	Barton, Jeffrey
Address	2991 George Urban Blv	14 4th St	43 Nardin Dr	83 Canisius Ct	84 Princeton Ave	34 5th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	47 x 125	52 x 125	55 x 118	52 x 150	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1957 / 0	1956 / 0	1953 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	784	806	806	794	752
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 364	0 403	0 200	0 378	0 480
SFLA	1176	1176	1209	1209	1191	1112
Att/Det Gar Sqft	308	352	440	280	400	400
Prior Land	$8,700					
Prior Total	$91,300					
Comp Land Estimate	$11,800	$12,000	$13,100	$13,300	$14,200	$13,100
Sale Date		8/27/2018	7/21/2017	11/20/2019	5/10/2018	10/12/2018
Sale Price		$146,500	$114,000	$129,000	$127,500	$107,500
Time Adj Sale Price		$150,600	$121,000	$129,000	$132,000	$109,900
TADJSP/SQFT		$128.06	$100.08	$106.70	$110.83	$98.83
Model Adjustments	$64,200	$80,100	$58,900	$63,500	$67,900	$54,200
Adjusted Sale Price		$134,700	$126,300	$129,700	$128,300	$119,900
Comparable Estimate	$127,800 ($108.67/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-18	103.12-8-9	104.09-9-8	103.12-8-25	103.12-9-21	104.09-9-12
Owner	Piechowiak, Nancy	Barton, Jeffrey	Bucholtz, Jessica L	Hyman, Adrianna	Bennett, Stephen	Smith, Carrie E
Address	2992 George Urban Blv	34 5th St	14 4th St	43 Nardin Dr	83 Canisius Ct	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	52 x 125	47 x 125	52 x 125	55 x 118	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1958 / 0	1957 / 0	1956 / 0	1953 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	728	752	784	806	806	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 364	0 403	0 200	0 378
SFLA	728	1112	1176	1209	1209	1191
Att/Det Gar Sqft	273	400	352	440	280	400
Prior Land	$8,700					
Prior Total	$73,800					
Comp Land Estimate	$11,800	$13,100	$12,000	$13,100	$13,300	$14,200
Sale Date		10/12/2018	8/27/2018	7/21/2017	11/20/2019	5/10/2018
Sale Price		$107,500	$146,500	$114,000	$129,000	$127,500
Time Adj Sale Price		$109,900	$150,600	$121,000	$129,000	$132,000
TADJSP/SQFT		$98.83	$128.06	$100.08	$106.70	$110.83
Model Adjustments	$43,200	$54,200	$80,100	$58,900	$63,500	$67,900
Adjusted Sale Price		$98,900	$113,700	$105,300	$108,700	$107,300
Comparable Estimate	$106,800 ($146.7/SFLA)					

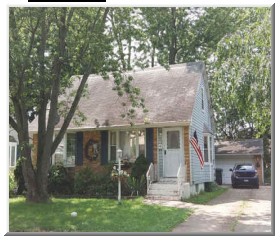
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-20	103.12-8-9	104.09-9-8	103.12-8-25	103.12-9-21	104.09-9-12
Owner	Szuder, Alice	Barton, Jeffrey	Bucholtz, Jessica L	Hyman, Adrianna	Bennett, Stephen	Smith, Carrie E
Address	2995 George Urban Blv	34 5th St	14 4th St	43 Nardin Dr	83 Canisius Ct	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 128	52 x 125	47 x 125	52 x 125	55 x 118	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1958 / 0	1957 / 0	1956 / 0	1953 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	752	784	806	806	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 364	0 403	0 200	0 378
SFLA	784	1112	1176	1209	1209	1191
Att/Det Gar Sqft		400	352	440	280	400
Prior Land	$9,700					
Prior Total	$73,900					
Comp Land Estimate	$12,800	$13,100	$12,000	$13,100	$13,300	$14,200
Sale Date		10/12/2018	8/27/2018	7/21/2017	11/20/2019	5/10/2018
Sale Price		$107,500	$146,500	$114,000	$129,000	$127,500
Time Adj Sale Price		$109,900	$150,600	$121,000	$129,000	$132,000
TADJSP/SQFT		$98.83	$128.06	$100.08	$106.70	$110.83
Model Adjustments	$43,100	$54,200	$80,100	$58,900	$63,500	$67,900
Adjusted Sale Price		$98,800	$113,600	$105,200	$108,600	$107,200
Comparable Estimate	$106,700 ($136.1/SFLA)					

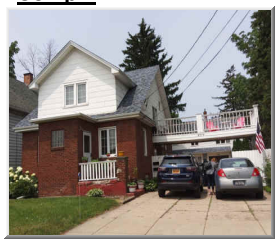
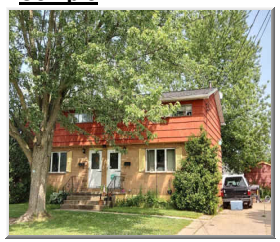
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-17	103.08-10-17	103.16-2-9	103.16-2-21	92.20-10-11	103.16-2-42
Owner	Manhardt, Stephanie L	Manhardt, Stephanie L	Schadel, Robert F	Rudnick, Jeffrey A	Delmar, Steven M	McDowell, Jerell R
Address	2996 George Urban Blv	2996 George Urban Blv	86 Chateau Ct	130 Chateau Ct	24 Claude Dr	19 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	206	206	202	206
School Code	143007	143007	143007	143007	145201	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	45 x 128	45 x 168	65 x 112	60 x 105	68 x 115
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1969 / 0	1968 / 0	1962 / 0	1967 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / Y	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	3	4
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	746	746	810	924	700	986
2nd Sty Area	675	675	870	841	728	870
Fin Bsmt/Fin Rec Rm	0 364	0 364	0 0	0 300	0 364	0 700
SFLA	1421	1421	1680	1765	1428	1856
Att/Det Gar Sqft	352	352	330	352	440	352
Prior Land	$8,700					
Prior Total	$107,700					
Comp Land Estimate	$11,800	$11,800	$14,100	$15,200	$14,800	$15,900
Sale Date		2/3/2017	5/20/2019	12/15/2017	2/22/2019	6/5/2018
Sale Price		$120,000	$195,000	$165,000	$175,000	$170,000
Time Adj Sale Price		$123,000	$196,000	$172,900	$177,200	$175,600
TADJSP/SQFT		$86.56	$116.67	$97.96	$124.09	$94.61
Model Adjustments	$77,400	$77,400	$120,200	$106,000	$83,000	$111,800
Adjusted Sale Price		$123,000	$153,200	$144,300	$171,600	$141,200
Comparable Estimate	$146,700 ($103.24/SFLA)					

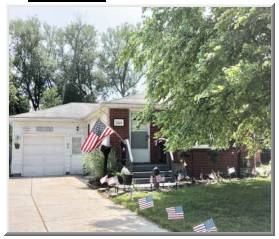
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-21	103.12-8-26	104.09-2-16	103.12-8-25	103.08-7-29	103.12-9-21
Owner	Fryling, Madonna M	Adolf, Andrew	Haynes, Renaldo M	Hyman, Adrianna	Zilka, Rachel L	Bennett, Stephen
Address	2999 George Urban Blv	47 Nardin Dr	3099 George Urban Blv	43 Nardin Dr	90 Morris Cir	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 128	52 x 125	60 x 128	52 x 125	58 x 120	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1963 / 0	1957 / 0	1955 / 0	1957 / 0	1958 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	4	3
Full/Half Baths	1 / 1	2 / 0	1 / 1	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	784	806	872	806	1052	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 392	0 372	0 0	0 403	0 360	0 200
SFLA	1372	1411	1308	1209	1424	1209
Att/Det Gar Sqft	528	308	440	440	308	280
Prior Land	$8,700					
Prior Total	$100,300					
Comp Land Estimate	$11,800	$13,100	$14,900	$13,100	$14,000	$13,300
Sale Date		3/7/2019	8/18/2017	7/21/2017	11/13/2018	11/20/2019
Sale Price		$156,333	$129,000	$114,000	$154,500	$129,000
Time Adj Sale Price		$157,900	$136,500	$121,000	$157,600	$129,000
TADJSP/SQFT		$111.91	$104.36	$100.08	$110.67	$106.70
Model Adjustments	$76,000	$89,400	$72,400	$58,900	$77,600	$63,500
Adjusted Sale Price		$144,500	$140,100	$138,100	$156,000	$141,500
Comparable Estimate	$144,000 ($104.96/SFLA)					

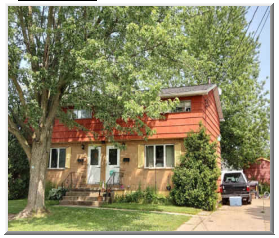
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-16	103.08-10-16	104.05-1-12	103.08-5-16	103.08-7-59	104.09-2-39
Owner	Book, Laura	Book, Laura	Gurowicz, William J	Schopf, Steven J	Warmus, Amanda B	Redman, Elizabeth A
Address	3000 George Urban Blv	3000 George Urban Blv	37 Rogers Dr	32 Cornell Dr	55 Dartmouth Dr	188 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	64 x 128	64 x 128	75 x 120	91 x 160	80 x 154	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 2016	1955 / 2016	1952 / 0	1957 / 0	1956 / 0	1950 / 0
Condition	4 Good	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1421	1421	1422	1486	1540	1317
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	644 0
SFLA	1421	1421	1422	1486	1540	1317
Att/Det Gar Sqft	432	432	368	264	396	308
Prior Land	$11,800					
Prior Total	$137,000					
Comp Land Estimate	$15,400	$15,400	$16,200	$19,900	$18,900	$13,800
Sale Date		6/13/2017	8/29/2019	8/2/2019	1/22/2018	4/4/2017
Sale Price		$147,000	$150,000	$193,000	$151,500	$136,000
Time Adj Sale Price		$150,200	$150,000	$193,000	$158,400	$139,200
TADJSP/SQFT		$105.70	$105.49	$129.88	$102.86	$105.69
Model Adjustments	$99,500	$99,500	$91,100	$118,200	$88,600	$85,700
Adjusted Sale Price		$150,200	$158,400	$174,300	$169,300	$153,000
Comparable Estimate	$161,000 ($113.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-15	103.12-8-25	103.12-9-21	104.09-9-8	104.09-2-17	104.09-9-12
Owner	Schiavone, Anthony	Hyman, Adrianna	Bennett, Stephen	Bucholtz, Jessica L	McFall, John T	Smith, Carrie E
Address	3004 George Urban Blv	43 Nardin Dr	83 Canisius Ct	14 4th St	3105 George Urban Blv	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 128	52 x 125	55 x 118	47 x 125	60 x 128	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1957 / 0	1956 / 0	1958 / 0	1956 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	816	806	806	784	975	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 816	0 403	0 200	0 364	0 730	0 378
SFLA	1224	1209	1209	1176	1219	1191
Att/Det Gar Sqft	720	440	280	352	280	400
Prior Land	$10,600					
Prior Total	$100,000					
Comp Land Estimate	$13,800	$13,100	$13,300	$12,000	$14,900	$14,200
Sale Date		7/21/2017	11/20/2019	8/27/2018	4/7/2017	5/10/2018
Sale Price		$114,000	$129,000	$146,500	$120,000	$127,500
Time Adj Sale Price		$121,000	$129,000	$150,600	$122,800	$132,000
TADJSP/SQFT		$100.08	$106.70	$128.06	$100.74	$110.83
Model Adjustments	$79,800	$58,900	$63,500	$80,100	$71,500	$67,900
Adjusted Sale Price		$141,900	$145,300	$150,300	$131,100	$143,900
Comparable Estimate	$142,500 ($116.42/SFLA)					

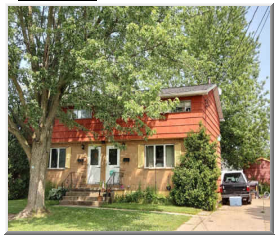
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-7	104.09-9-8	104.09-9-12	103.12-8-25	103.12-8-9	103.12-9-21
Owner	Perry, Mary	Bucholtz, Jessica L	Smith, Carrie E	Hyman, Adrianna	Barton, Jeffrey	Bennett, Stephen
Address	20 4th St	14 4th St	84 Princeton Ave	43 Nardin Dr	34 5th St	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	47 x 125	47 x 125	52 x 150	52 x 125	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1953 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	784	784	794	806	752	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 392	0 364	0 378	0 403	0 480	0 200
SFLA	1176	1176	1191	1209	1112	1209
Att/Det Gar Sqft	440	352	400	440	400	280
Prior Land	$9,000					
Prior Total	$98,100					
Comp Land Estimate	$12,000	$12,000	$14,200	$13,100	$13,100	$13,300
Sale Date		8/27/2018	5/10/2018	7/21/2017	10/12/2018	11/20/2019
Sale Price		$146,500	$127,500	$114,000	$107,500	$129,000
Time Adj Sale Price		$150,600	$132,000	$121,000	$109,900	$129,000
TADJSP/SQFT		$128.06	$110.83	$100.08	$98.83	$106.70
Model Adjustments	$66,400	$80,100	$67,900	$58,900	$54,200	$63,500
Adjusted Sale Price		$136,900	$130,500	$128,500	$122,100	$131,900
Comparable Estimate	$130,000 ($110.54/SFLA)					

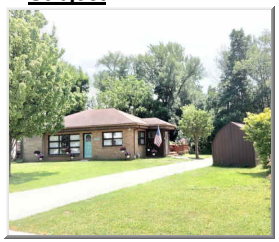
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-1	104.05-3-8.1	103.76-3-12	104.09-7-16	104.09-8-11	103.08-9-17
Owner	Westgate, Dean R	Costa, Perry	Caleca, Sharon	Lipczynski, Douglas M	Simmeth, Frank R	Betker, Kenneth M
Address	3013 George Urban Blv	5954 Transit Rd	4578 Broadway St	45 3rd St	15 4th St	72 Irving Ter
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	210 1 Family Res
Neighborhood	205	205	206	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	80 x 100	82 x 264	101 x 125	73 x 150	60 x 132
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1947 / 0	1946 / 0	1954 / 0	1965 / 0	1960 / 0
Condition	2 Fair	3 Normal	4 Good	2 Fair	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	D Economy
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	2.0	2.0	2.0	1.5
Bedrooms	6	4	4	6	6	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1120	1036	942	960	1157	1544
2nd Sty Area	0	0	900	1000	1215	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1864	1813	1842	1960	2372	1996
Att/Det Gar Sqft	484		980		525	224
Prior Land	$10,300					
Prior Total	$105,000					
Comp Land Estimate	$14,900	$15,300	$22,300	$18,400	$17,700	$15,100
Sale Date		5/1/2019	12/31/2018	7/31/2017	7/13/2018	2/21/2017
Sale Price		$105,000	$178,500	$110,000	$160,000	$113,500
Time Adj Sale Price		$105,500	$181,600	$116,700	$164,800	$116,400
TADJSP/SQFT		$58.19	$98.59	$59.54	$69.48	$58.32
Model Adjustments	$72,800	$79,700	$133,200	$47,500	$108,800	$45,400
Adjusted Sale Price		$98,600	$121,200	$142,000	$128,800	$143,800
Comparable Estimate	$126,900 ($68.08/SFLA)					

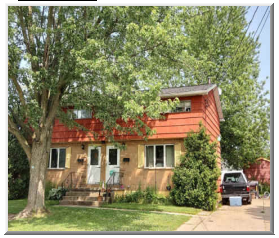
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-2	104.09-2-44	104.09-8-1	104.09-2-52	103.08-10-10	104.05-5-1
Owner	Kryjeski Michael A & W	Powell, Randy	Kyler, Jeremy J	Augustine, Ann M	Kwiatek, Gregory M	Adams, Charles E III
Address	3023 George Urban Blv	160 Harvard Ave	147 Harvard Ave	118 Harvard Ave	75 Irving Ter	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	51 x 150	50 x 150	50 x 150	60 x 130	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1958 / 0	1955 / 0	1955 / 0	1959 / 0	1957 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1054	1095	1018	1040	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	1080	1054	1095	1018	1040	1016
Att/Det Gar Sqft	336	440	576	308	308	280
Prior Land	$10,300					
Prior Total	$99,000					
Comp Land Estimate	$14,900	$14,000	$13,800	$13,800	$15,000	$18,300
Sale Date		8/9/2018	4/6/2018	4/12/2018	4/23/2019	9/25/2017
Sale Price		$147,000	$111,300	$126,500	$150,000	$122,500
Time Adj Sale Price		$151,100	$115,500	$131,300	$151,100	$129,300
TADJSP/SQFT		$143.36	$105.48	$128.98	$145.29	$127.26
Model Adjustments	$70,200	$74,300	$58,300	$68,800	$72,200	$62,300
Adjusted Sale Price		$147,000	$127,400	$132,700	$149,100	$137,200
Comparable Estimate	$138,700 ($128.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-16	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Vecchio, Angelo S	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	3032 George Urban Blv	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	960	1157	816	1260	1040
2nd Sty Area	1014	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1950	1960	2372	1632	2520	2080
Att/Det Gar Sqft	440		525	576	640	440
Prior Land	$11,500					
Prior Total	$128,000					
Comp Land Estimate	$14,900	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$90,000	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$159,200	$146,000	$154,800	$173,600	$174,000
Comparable Estimate	$161,500 ($82.82/SFLA)					

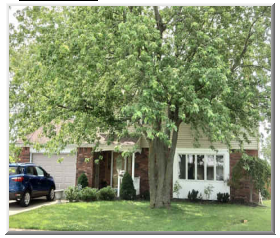
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-3	103.08-7-59	103.08-5-16	104.05-1-12	103.08-5-8	104.09-2-39
Owner	Caracciolo Teresa E	Warmus, Amanda B	Schopf, Steven J	Gurowicz, William J	Whalen, Mary Jo	Redman, Elizabeth A
Address	3033 George Urban Blv	55 Dartmouth Dr	32 Cornell Dr	37 Rogers Dr	64 Cornell Dr	188 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 128	80 x 154	91 x 160	75 x 120	80 x 145	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1957 / 0	1952 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1666	1540	1486	1422	1536	1317
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	644 0
SFLA	1666	1540	1486	1422	1536	1317
Att/Det Gar Sqft	440	396	264	368		308
Prior Land	$12,700					
Prior Total	$121,000					
Comp Land Estimate	$18,000	$18,900	$19,900	$16,200	$18,400	$13,800
Sale Date		1/22/2018	8/2/2019	8/29/2019	7/1/2019	4/4/2017
Sale Price		$151,500	$193,000	$150,000	$155,000	$136,000
Time Adj Sale Price		$158,400	$193,000	$150,000	$155,000	$139,200
TADJSP/SQFT		$102.86	$129.88	$105.49	$100.91	$105.69
Model Adjustments	$107,900	$88,600	$118,200	$91,100	$89,600	$85,700
Adjusted Sale Price		$177,700	$182,700	$166,800	$173,300	$161,400
Comparable Estimate	$172,400 ($103.48/SFLA)					

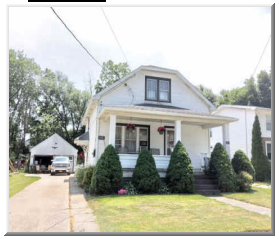
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-17.2	104.09-7-16	104.09-8-11	103.68-3-9	104.61-6-3	115.05-11-21
Owner	Vecchio Angelo S & W	Lipczynski, Douglas M	Simmeth, Frank R	Yemelyanov, Alex	Rizzi, Michael	Young, Michael T
Address	3038 George Urban Blv	45 3rd St	15 4th St	106 Lackawanna Ave	167 Gould Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	101 x 125	73 x 150	60 x 115	70 x 140	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1954 / 0	1965 / 0	1964 / 0	1959 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	960	1157	1260	816	1040
2nd Sty Area	1080	1000	1215	1260	816	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2120	1960	2372	2520	1632	2080
Att/Det Gar Sqft	528		525	640	576	440
Prior Land	$11,500					
Prior Total	$129,900					
Comp Land Estimate	$14,900	$18,400	$17,700	$14,500	$17,900	$16,200
Sale Date		7/31/2017	7/13/2018	8/13/2018	10/17/2017	8/29/2018
Sale Price		$110,000	$160,000	$188,000	$133,900	$171,000
Time Adj Sale Price		$116,700	$164,800	$193,200	$141,000	$175,700
TADJSP/SQFT		$59.54	$69.48	$76.67	$86.40	$84.47
Model Adjustments	$92,200	$47,500	$108,800	$109,600	$76,200	$91,700
Adjusted Sale Price		$161,400	$148,200	$175,800	$157,000	$176,200
Comparable Estimate	$163,700 ($77.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-4	103.08-7-59	104.05-1-12	103.08-5-16	103.08-5-8	104.09-2-39
Owner	Smith, Morgan Scot	Warmus, Amanda B	Gurowicz, William J	Schopf, Steven J	Whalen, Mary Jo	Redman, Elizabeth A
Address	3039 George Urban Blv	55 Dartmouth Dr	37 Rogers Dr	32 Cornell Dr	64 Cornell Dr	188 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 128	80 x 154	75 x 120	91 x 160	80 x 145	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1952 / 0	1957 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1616	1540	1422	1486	1536	1317
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	644 0
SFLA	1616	1540	1422	1486	1536	1317
Att/Det Gar Sqft		396	368	264		308
Prior Land	$12,700					
Prior Total	$117,000					
Comp Land Estimate	$18,000	$18,900	$16,200	$19,900	$18,400	$13,800
Sale Date		1/22/2018	8/29/2019	8/2/2019	7/1/2019	4/4/2017
Sale Price		$151,500	$150,000	$193,000	$155,000	$136,000
Time Adj Sale Price		$158,400	$150,000	$193,000	$155,000	$139,200
TADJSP/SQFT		$102.86	$105.49	$129.88	$100.91	$105.69
Model Adjustments	$113,900	$88,600	$91,100	$118,200	$89,600	$85,700
Adjusted Sale Price		$183,700	$172,800	$188,700	$179,300	$167,400
Comparable Estimate	$178,400 ($110.4/SFLA)					

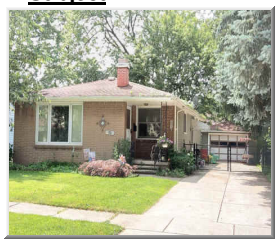
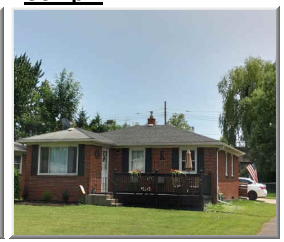


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-17.1	104.09-7-16	104.09-8-11	103.68-3-9	104.61-6-3	115.05-11-21
Owner	Biondolilio, Joseph	Lipczynski, Douglas M	Simmeth, Frank R	Yemelyanov, Alex	Rizzi, Michael	Young, Michael T
Address	3044 George Urban Blv	45 3rd St	15 4th St	106 Lackawanna Ave	167 Gould Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	101 x 125	73 x 150	60 x 115	70 x 140	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1954 / 0	1965 / 0	1964 / 0	1959 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	4	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	960	1157	1260	816	1040
2nd Sty Area	1080	1000	1215	1260	816	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2120	1960	2372	2520	1632	2080
Att/Det Gar Sqft	528		525	640	576	440
Prior Land	$11,500					
Prior Total	$115,000					
Comp Land Estimate	$14,900	$18,400	$17,700	$14,500	$17,900	$16,200
Sale Date		7/31/2017	7/13/2018	8/13/2018	10/17/2017	8/29/2018
Sale Price		$110,000	$160,000	$188,000	$133,900	$171,000
Time Adj Sale Price		$116,700	$164,800	$193,200	$141,000	$175,700
TADJSP/SQFT		$59.54	$69.48	$76.67	$86.40	$84.47
Model Adjustments	$92,200	$47,500	$108,800	$109,600	$76,200	$91,700
Adjusted Sale Price		$161,400	$148,200	$175,800	$157,000	$176,200
Comparable Estimate	$163,700 ($77.22/SFLA)					

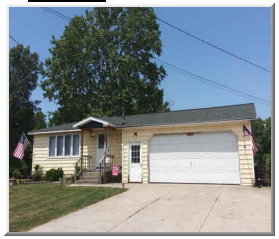
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-5	103.08-10-17	103.16-2-9	103.16-2-21	103.16-2-42	93.17-11-26
Owner	Del Regno, Richard A	Manhardt, Stephanie L	Schadel, Robert F	Rudnick, Jeffrey A	McDowell, Jerell R	Billotta, David
Address	3045 George Urban Blv	2996 George Urban Blv	86 Chateau Ct	130 Chateau Ct	19 Chateau Ct	18 Mona Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	206	206	206	201
School Code	143007	143007	143007	143007	143007	145201
Site No.	1	1	1	1	1	1
Land Size	60 x 128	45 x 128	45 x 168	65 x 112	68 x 115	60 x 115
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1969 / 0	1968 / 0	1967 / 0	1960 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	3	3	4	4	4	5
Full/Half Baths	2 / 1	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	856	746	810	924	986	792
2nd Sty Area	856	675	870	841	870	825
Fin Bsmt/Fin Rec Rm	0 364	0 364	0 0	0 300	0 700	0 0
SFLA	1712	1421	1680	1765	1856	1617
Att/Det Gar Sqft	384	352	330	352	352	288
Prior Land	$10,300					
Prior Total	$130,000					
Comp Land Estimate	$14,900	$11,800	$14,100	$15,200	$15,900	$14,900
Sale Date		2/3/2017	5/20/2019	12/15/2017	6/5/2018	10/24/2019
Sale Price		$120,000	$195,000	$165,000	$170,000	$150,000
Time Adj Sale Price		$123,000	$196,000	$172,900	$175,600	$150,000
TADJSP/SQFT		$86.56	$116.67	$97.96	$94.61	$92.76
Model Adjustments	$80,600	$77,400	$120,200	$106,000	$111,800	$80,900
Adjusted Sale Price		$126,200	$156,400	$147,500	$144,400	$149,700
Comparable Estimate	$144,800 ($84.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-6	104.61-4-7	104.69-6-3.1	104.61-4-10	104.61-5-19	103.76-3-22.1
Owner	Fray, Michael F	Wallace, James M	Robison, Jennifer	Haigh, Corey A	Bochynski, Kristine	Gosselin, Renee E
Address	3051 George Urban Blv	364 Ellington St	4659 Broadway St	350 Ellington St	315 River St	13 A St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 128	60 x 115	60 x 129	38 x 115	55 x 125	92 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1917 / 0	1937 / 0	1928 / 2017	1922 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	D Economy 100	D Economy 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.3	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	816	988	912	616	680	934
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1224	1261	1476	1097	822	934
Att/Det Gar Sqft	440	440	384	247		264
Prior Land	$8,500					
Prior Total	$79,000					
Comp Land Estimate	$12,800	$14,500	$15,300	$10,400	$14,200	$19,200
Sale Date		9/21/2018	1/16/2018	8/11/2017	6/26/2017	3/13/2017
Sale Price		$135,000	$128,750	$131,000	$77,380	$108,500
Time Adj Sale Price		$138,400	$134,600	$138,700	$79,100	$111,100
TADJSP/SQFT		$109.75	$91.19	$126.44	$96.23	$118.95
Model Adjustments	$50,700	$54,600	$65,400	$64,400	$11,000	$26,100
Adjusted Sale Price		$134,500	$119,900	$125,000	$118,800	$135,700
Comparable Estimate	$126,800 ($103.59/SFLA)					

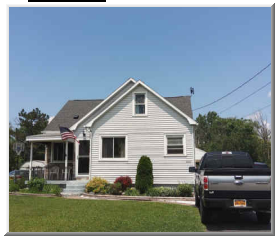
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-7	104.69-2-19	103.76-3-16	104.69-2-17	103.76-6-10	104.09-8-11
Owner	Roger, Ronald	Thierrin, Christopher	Meiler, Miles N	Breier, Ashley M	Zirilli, Domenico F	Simmeth, Frank R
Address	3061 George Urban Blv	241 River St	4602 Broadway St	223 River St	252 Bryant St	15 4th St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	206	206	206	206	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 128	60 x 125	66 x 145	90 x 125	58 x 129	73 x 150
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1900 / 0	1917 / 0	1926 / 0	1890 / 0	1924 / 0	1965 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	5	4	5	3	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1476	1176	1056	999	933	1157
2nd Sty Area	1166	1176	1056	999	792	1215
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2642	2352	2112	1998	1725	2372
Att/Det Gar Sqft	500	504	324	360	528	525
Prior Land	$11,100					
Prior Total	$101,000					
Comp Land Estimate	$16,100	$15,100	$17,400	$19,000	$15,000	$17,700
Sale Date		8/15/2018	9/20/2019	4/17/2018	4/3/2017	7/13/2018
Sale Price		$150,000	$128,000	$82,000	$94,500	$160,000
Time Adj Sale Price		$154,200	$128,000	$85,100	$96,700	$164,800
TADJSP/SQFT		$65.56	$60.61	$42.59	$56.06	$69.48
Model Adjustments	$90,300	$108,300	$76,900	$26,000	$53,600	$108,800
Adjusted Sale Price		$136,200	$141,400	$149,400	$133,400	$146,300
Comparable Estimate	$141,300 ($53.48/SFLA)					

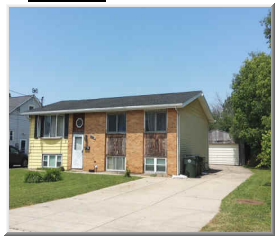
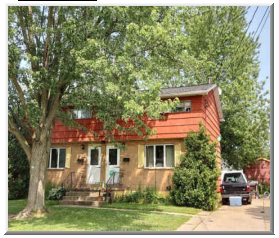
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-6	104.09-2-52	104.09-2-44	104.09-6-8	104.09-8-1	103.08-10-10
Owner	Arena , Russell M	Augustine, Ann M	Powell, Randy	Burger, Cody J	Kyler, Jeremy J	Kwiatek, Gregory M
Address	26 4th St	118 Harvard Ave	160 Harvard Ave	93 Princeton Ave	147 Harvard Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	47 x 125	50 x 150	51 x 150	50 x 226	50 x 150	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1955 / 0	1958 / 0	1954 / 0	1955 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1020	1018	1054	1011	1095	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 604	0 0	0 0	0 0	0 400	0 0
SFLA	1020	1018	1054	1011	1095	1040
Att/Det Gar Sqft	308	308	440	368	576	308
Prior Land	$9,000					
Prior Total	$92,000					
Comp Land Estimate	$12,000	$13,800	$14,000	$15,300	$13,800	$15,000
Sale Date		4/12/2018	8/9/2018	5/30/2018	4/6/2018	4/23/2019
Sale Price		$126,500	$147,000	$126,500	$111,300	$150,000
Time Adj Sale Price		$131,300	$151,100	$131,000	$115,500	$151,100
TADJSP/SQFT		$128.98	$143.36	$129.57	$105.48	$145.29
Model Adjustments	$69,800	$68,800	$74,300	$67,400	$58,300	$72,200
Adjusted Sale Price		$132,300	$146,600	$133,400	$127,000	$148,700
Comparable Estimate	$137,600 ($134.9/SFLA)					

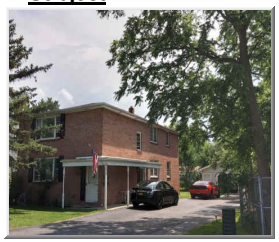
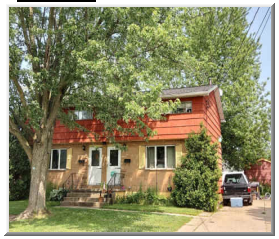
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-8	103.76-6-10	104.69-2-17	103.76-3-16	104.69-2-19	104.05-3-8.1
Owner	Gangloff David & Anne	Zirilli, Domenico F	Breier, Ashley M	Meiler, Miles N	Thierrin, Christopher	Costa, Perry
Address	3063 George Urban Blv	252 Bryant St	223 River St	4602 Broadway St	241 River St	5954 Transit Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	206	206	206	206	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	58 x 129	90 x 125	66 x 145	60 x 125	80 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1882 / 0	1924 / 0	1890 / 0	1926 / 0	1917 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	D Economy	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	1.5
Bedrooms	3	3	5	4	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	888	933	999	1056	1176	1036
2nd Sty Area	888	792	999	1056	1176	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1776	1725	1998	2112	2352	1813
Att/Det Gar Sqft		528	360	324	504	
Prior Land	$10,300					
Prior Total	$97,500					
Comp Land Estimate	$14,900	$15,000	$19,000	$17,400	$15,100	$15,300
Sale Date		4/3/2017	4/17/2018	9/20/2019	8/15/2018	5/1/2019
Sale Price		$94,500	$82,000	$128,000	$150,000	$105,000
Time Adj Sale Price		$96,700	$85,100	$128,000	$154,200	$105,500
TADJSP/SQFT		$56.06	$42.59	$60.61	$65.56	$58.19
Model Adjustments	$60,900	$53,600	$26,000	$76,900	$108,300	$79,700
Adjusted Sale Price		$104,000	$120,000	$112,000	$106,800	$86,700
Comparable Estimate	$105,900 ($59.63/SFLA)					

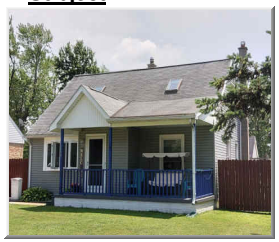
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-19	104.05-5-1	104.09-2-44	104.09-2-52	104.05-1-13	103.08-10-10
Owner	Gangloff Raymond & 1	Adams, Charles E III	Powell, Randy	Augustine, Ann M	Wiseman, Brandon	Kwiatek, Gregory M
Address	3070 George Urban Blv	135 Irving Ter	160 Harvard Ave	118 Harvard Ave	47 Rogers Dr	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	74 x 159	51 x 150	50 x 150	54 x 120	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1979 / 0	1957 / 0	1958 / 0	1955 / 0	1955 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1016	1054	1018	980	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1008	1016	1054	1018	980	1040
Att/Det Gar Sqft	552	280	440	308	336	308
Prior Land	$11,500					
Prior Total	$99,400					
Comp Land Estimate	$14,900	$18,300	$14,000	$13,800	$13,200	$15,000
Sale Date		9/25/2017	8/9/2018	4/12/2018	4/27/2018	4/23/2019
Sale Price		$122,500	$147,000	$126,500	$134,900	$150,000
Time Adj Sale Price		$129,300	$151,100	$131,300	$140,000	$151,100
TADJSP/SQFT		$127.26	$143.36	$128.98	$142.86	$145.29
Model Adjustments	$69,300	$62,300	$74,300	$68,800	$63,500	$72,200
Adjusted Sale Price		$136,300	$146,100	$131,800	$145,800	$148,200
Comparable Estimate	$141,600 ($140.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-4-1	104.09-2-16	104.09-2-17	104.09-3-10	104.09-9-12	104.09-9-8
Owner	Snuszka Stanley A & Di	Haynes, Renaldo M	McFall, John T	Cochrane, Erin E	Smith, Carrie E	Bucholtz, Jessica L
Address	3074 George Urban Blv	3099 George Urban Blv	3105 George Urban Blv	8 Bostwick Pl	84 Princeton Ave	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	54 x 128	60 x 128	60 x 128	57 x 114	52 x 150	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1950 / 0	1955 / 0	1956 / 0	1952 / 0	1953 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1047	872	975	864	794	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 730	0 0	0 378	0 364
SFLA	1309	1308	1219	1280	1191	1176
Att/Det Gar Sqft		440	280	308	400	352
Prior Land	$10,500					
Prior Total	$99,500					
Comp Land Estimate	$13,600	$14,900	$14,900	$13,500	$14,200	$12,000
Sale Date		8/18/2017	4/7/2017	10/9/2019	5/10/2018	8/27/2018
Sale Price		$129,000	$120,000	$100,000	$127,500	$146,500
Time Adj Sale Price		$136,500	$122,800	$100,000	$132,000	$150,600
TADJSP/SQFT		$104.36	$100.74	$78.13	$110.83	$128.06
Model Adjustments	$69,400	$72,400	$71,500	$45,300	$67,900	$80,100
Adjusted Sale Price		$133,500	$120,700	$124,100	$133,500	$139,900
Comparable Estimate	$130,300 ($99.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-4-2	104.09-2-16	103.12-8-26	104.09-2-17	103.08-7-29	104.09-3-10
Owner	Wanat, Phillip	Haynes, Renaldo M	Adolf, Andrew	McFall, John T	Zilka, Rachel L	Cochrane, Erin E
Address	3080 George Urban Blv	3099 George Urban Blv	47 Nardin Dr	3105 George Urban Blv	90 Morris Cir	8 Bostwick Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 128	60 x 128	52 x 125	60 x 128	58 x 120	57 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1955 / 0	1957 / 0	1956 / 0	1958 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	3	3	4	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1128	872	806	975	1052	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 372	0 730	0 360	0 0
SFLA	1763	1308	1411	1219	1424	1280
Att/Det Gar Sqft	792	440	308	280	308	308
Prior Land	$11,000					
Prior Total	$125,300					
Comp Land Estimate	$14,000	$14,900	$13,100	$14,900	$14,000	$13,500
Sale Date		8/18/2017	3/7/2019	4/7/2017	11/13/2018	10/9/2019
Sale Price		$129,000	$156,333	$120,000	$154,500	$100,000
Time Adj Sale Price		$136,500	$157,900	$122,800	$157,600	$100,000
TADJSP/SQFT		$104.36	$111.91	$100.74	$110.67	$78.13
Model Adjustments	$99,300	$72,400	$89,400	$71,500	$77,600	$45,300
Adjusted Sale Price		$163,400	$167,800	$150,600	$179,300	$154,000
Comparable Estimate	$163,000 ($92.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-4-3	104.09-7-16	104.05-3-8.1	104.09-8-11	103.68-3-6	104.61-6-3
Owner	GMS 76 Company, Inc.	Lipczynski, Douglas M	Costa, Perry	Simmeth, Frank R	Thomas, Debra	Rizzi, Michael
Address	3086 George Urban Blv	45 3rd St	5954 Transit Rd	15 4th St	134 Lackawanna Ave	167 Gould Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	101 x 125	80 x 100	73 x 150	61 x 115	70 x 140
Building Style	02 Raised ranch	12 Duplex	04 Cape cod	12 Duplex	05 Colonial	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1967 / 0	1954 / 0	1947 / 0	1965 / 0	1949 / 0	1959 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 988	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	1.5	2.0	2.0	2.0
Bedrooms	6	6	4	6	4	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	988	960	1036	1157	1008	816
2nd Sty Area	0	1000	0	1215	1008	816
Fin Bsmt/Fin Rec Rm	988 0	0 0	0 0	0 0	0 0	0 0
SFLA	1976	1960	1813	2372	2016	1632
Att/Det Gar Sqft	484			525	720	576
Prior Land	$11,500					
Prior Total	$106,900					
Comp Land Estimate	$14,900	$18,400	$15,300	$17,700	$14,700	$17,900
Sale Date		7/31/2017	5/1/2019	7/13/2018	7/12/2019	10/17/2017
Sale Price		$110,000	$105,000	$160,000	$145,000	$133,900
Time Adj Sale Price		$116,700	$105,500	$164,800	$145,000	$141,000
TADJSP/SQFT		$59.54	$58.19	$69.48	$71.92	$86.40
Model Adjustments	$104,600	$47,500	$79,700	$108,800	$102,800	$76,200
Adjusted Sale Price		$173,800	$130,400	$160,600	$146,800	$169,400
Comparable Estimate	$156,200 ($79.05/SFLA)					

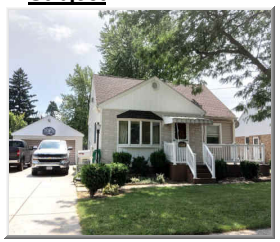
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-15	104.09-8-11	104.09-7-16	103.68-3-9	115.05-10-12	104.61-6-3
Owner	Zoerner Peter & Karin	Simmeth, Frank R	Lipczynski, Douglas M	Yemelyanov, Alex	Capitano, Guy A II	Rizzi, Michael
Address	3095 George Urban Blv	15 4th St	45 3rd St	106 Lackawanna Ave	36 Ellington St	167 Gould Ave
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	73 x 150	101 x 125	60 x 115	70 x 111	70 x 140
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	02 Brick	02 Brick	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1965 / 0	1954 / 0	1964 / 0	1967 / 0	1959 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	6	4
Full/Half Baths	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1144	1157	960	1260	1352	816
2nd Sty Area	1144	1215	1000	1260	1040	816
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2288	2372	1960	2520	2392	1632
Att/Det Gar Sqft	576	525		640	440	576
Prior Land	$10,300					
Prior Total	$140,000					
Comp Land Estimate	$14,900	$17,700	$18,400	$14,500	$16,000	$17,900
Sale Date		7/13/2018	7/31/2017	8/13/2018	10/24/2019	10/17/2017
Sale Price		$160,000	$110,000	$188,000	$174,000	$133,900
Time Adj Sale Price		$164,800	$116,700	$193,200	$174,000	$141,000
TADJSP/SQFT		$69.48	$59.54	$76.67	$72.74	$86.40
Model Adjustments	$103,100	$108,800	$47,500	$109,600	$100,300	$76,200
Adjusted Sale Price		$159,100	$172,300	$186,700	$176,800	$167,900
Comparable Estimate	$172,600 ($75.44/SFLA)					

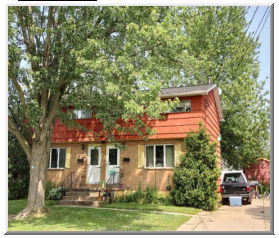
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-16	104.09-2-16	104.09-2-17	104.09-3-10	104.09-9-8	104.09-9-12
Owner	Haynes, Renaldo M	Haynes, Renaldo M	McFall, John T	Cochrane, Erin E	Bucholtz, Jessica L	Smith, Carrie E
Address	3099 George Urban Blv	3099 George Urban Blv	3105 George Urban Blv	8 Bostwick Pl	14 4th St	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	60 x 128	60 x 128	57 x 114	47 x 125	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 0	1952 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	872	872	975	864	784	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 730	0 0	0 364	0 378
SFLA	1308	1308	1219	1280	1176	1191
Att/Det Gar Sqft	440	440	280	308	352	400
Prior Land	$10,300					
Prior Total	$102,200					
Comp Land Estimate	$14,900	$14,900	$14,900	$13,500	$12,000	$14,200
Sale Date		8/18/2017	4/7/2017	10/9/2019	8/27/2018	5/10/2018
Sale Price		$129,000	$120,000	$100,000	$146,500	$127,500
Time Adj Sale Price		$136,500	$122,800	$100,000	$150,600	$132,000
TADJSP/SQFT		$104.36	$100.74	$78.13	$128.06	$110.83
Model Adjustments	$72,400	$72,400	$71,500	$45,300	$80,100	$67,900
Adjusted Sale Price		$136,500	$123,700	$127,100	$142,900	$136,500
Comparable Estimate	$133,300 ($101.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-17	104.09-2-17	104.09-2-16	104.09-3-10	104.09-9-8	104.09-9-12
Owner	McFall John T	McFall, John T	Haynes, Renaldo M	Cochrane, Erin E	Bucholtz, Jessica L	Smith, Carrie E
Address	3105 George Urban Blv	3105 George Urban Blv	3099 George Urban Blv	8 Bostwick Pl	14 4th St	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	60 x 128	60 x 128	57 x 114	47 x 125	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1955 / 0	1952 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	975	975	872	864	784	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 730	0 730	0 0	0 0	0 364	0 378
SFLA	1219	1219	1308	1280	1176	1191
Att/Det Gar Sqft	280	280	440	308	352	400
Prior Land	$10,300					
Prior Total	$96,000					
Comp Land Estimate	$14,900	$14,900	$14,900	$13,500	$12,000	$14,200
Sale Date		4/7/2017	8/18/2017	10/9/2019	8/27/2018	5/10/2018
Sale Price		$120,000	$129,000	$100,000	$146,500	$127,500
Time Adj Sale Price		$122,800	$136,500	$100,000	$150,600	$132,000
TADJSP/SQFT		$100.74	$104.36	$78.13	$128.06	$110.83
Model Adjustments	$71,500	$71,500	$72,400	$45,300	$80,100	$67,900
Adjusted Sale Price		$122,800	$135,600	$126,200	$142,000	$135,600
Comparable Estimate	$132,400 ($108.61/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2020
Option : DPW_DS_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-18	104.09-2-17	104.09-2-16	104.09-9-8	104.09-3-10	104.09-9-12
Owner	Gervase, Philip R Jr	McFall, John T	Haynes, Renaldo M	Bucholtz, Jessica L	Cochrane, Erin E	Smith, Carrie E
Address	3111 George Urban Blvc	3105 George Urban Blvc	3099 George Urban Blvc	14 4th St	8 Bostwick Pl	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	60 x 128	60 x 128	47 x 125	57 x 114	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1956 / 0	1955 / 0	1958 / 0	1952 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	800	975	872	784	864	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 730	0 0	0 364	0 0	0 378
SFLA	1160	1219	1308	1176	1280	1191
Att/Det Gar Sqft	440	280	440	352	308	400
Prior Land	$10,300					
Prior Total	$92,400					
Comp Land Estimate	$14,900	$14,900	$14,900	$12,000	$13,500	$14,200
Sale Date		4/7/2017	8/18/2017	8/27/2018	10/9/2019	5/10/2018
Sale Price		$120,000	$129,000	$146,500	$100,000	$127,500
Time Adj Sale Price		$122,800	$136,500	$150,600	$100,000	$132,000
TADJSP/SQFT		$100.74	$104.36	$128.06	$78.13	$110.83
Model Adjustments	$65,600	$71,500	$72,400	$80,100	$45,300	$67,900
Adjusted Sale Price		$116,900	$129,700	$136,100	$120,300	$129,700
Comparable Estimate	$126,500 ($109.05/SFLA)					

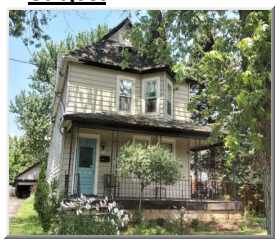
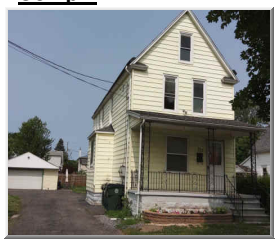
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-4-6.1	103.76-3-16	104.69-2-17	104.69-2-19	103.76-6-10	104.09-7-16
Owner	Dolan, Roslyn A	Meiler, Miles N	Breier, Ashley M	Thierrin, Christopher	Zirilli, Domenico F	Lipczynski, Douglas M
Address	3112 George Urban Blvd	4602 Broadway St	223 River St	241 River St	252 Bryant St	45 3rd St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	206	206	206	206	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	135 x 138	66 x 145	90 x 125	60 x 125	58 x 129	101 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1908 / 0	1926 / 0	1890 / 0	1917 / 0	1924 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	4	5	5	3	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1020	1056	999	1176	933	960
2nd Sty Area	996	1056	999	1176	792	1000
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2016	2112	1998	2352	1725	1960
Att/Det Gar Sqft	440	324	360	504	528	
Prior Land	$11,900					
Prior Total	$112,400					
Comp Land Estimate	$21,200	$17,400	$19,000	$15,100	$15,000	$18,400
Sale Date		9/20/2019	4/17/2018	8/15/2018	4/3/2017	7/31/2017
Sale Price		$128,000	$82,000	$150,000	$94,500	$110,000
Time Adj Sale Price		$128,000	$85,100	$154,200	$96,700	$116,700
TADJSP/SQFT		$60.61	$42.59	$65.56	$56.06	$59.54
Model Adjustments	$72,800	$76,900	$26,000	$108,300	$53,600	$47,500
Adjusted Sale Price		$123,900	$131,900	$118,700	$115,900	$142,000
Comparable Estimate	$126,500 ($62.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-6	104.09-2-39	104.05-1-12	103.08-7-59	103.08-5-16	103.08-5-8
Owner	Lewandowski, Eleanor	Redman, Elizabeth A	Gurowicz, William J	Warmus, Amanda B	Schopf, Steven J	Whalen, Mary Jo
Address	26 2nd St	188 Harvard Ave	37 Rogers Dr	55 Dartmouth Dr	32 Cornell Dr	64 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	158 x 125	50 x 150	75 x 120	80 x 154	91 x 160	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1950 / 0	1952 / 0	1956 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	3 Partial 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1520	1317	1422	1540	1486	1536
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	644 0	0 0	0 0	0 0	0 0
SFLA	1520	1317	1422	1540	1486	1536
Att/Det Gar Sqft	440	308	368	396	264	
Prior Land	$20,800					
Prior Total	$120,000					
Comp Land Estimate	$21,100	$13,800	$16,200	$18,900	$19,900	$18,400
Sale Date		4/4/2017	8/29/2019	1/22/2018	8/2/2019	7/1/2019
Sale Price		$136,000	$150,000	$151,500	$193,000	$155,000
Time Adj Sale Price		$139,200	$150,000	$158,400	$193,000	$155,000
TADJSP/SQFT		$105.69	$105.49	$102.86	$129.88	$100.91
Model Adjustments	$94,200	$85,700	$91,100	$88,600	$118,200	$89,600
Adjusted Sale Price		$147,700	$153,100	$164,000	$169,000	$159,600
Comparable Estimate	$158,700 ($104.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-13	103.12-8-9	104.09-9-12	104.09-9-8	103.12-8-25	103.12-9-15
Owner	Hinckley Sugg, Debra A	Barton, Jeffrey	Smith, Carrie E	Bucholtz, Jessica L	Hyman, Adrianna	Herrmann, Christopher
Address	10 5th St	34 5th St	84 Princeton Ave	14 4th St	43 Nardin Dr	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	106 x 125	52 x 125	52 x 150	47 x 125	52 x 125	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1953 / 0	1958 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	763	752	794	784	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 378	0 364	0 403	0 200
SFLA	1123	1112	1191	1176	1209	1209
Att/Det Gar Sqft	824	400	400	352	440	528
Prior Land	$15,800					
Prior Total	$95,000					
Comp Land Estimate	$18,700	$13,100	$14,200	$12,000	$13,100	$14,200
Sale Date		10/12/2018	5/10/2018	8/27/2018	7/21/2017	10/25/2017
Sale Price		$107,500	$127,500	$146,500	$114,000	$141,000
Time Adj Sale Price		$109,900	$132,000	$150,600	$121,000	$148,500
TADJSP/SQFT		$98.83	$110.83	$128.06	$100.08	$122.83
Model Adjustments	$71,600	$54,200	$67,900	$80,100	$58,900	$84,100
Adjusted Sale Price		$127,300	$135,700	$142,100	$133,700	$136,000
Comparable Estimate	$135,000 ($120.21/SFLA)					

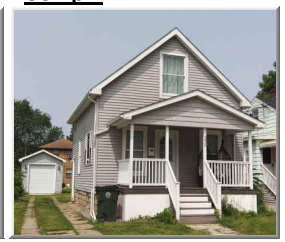
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-19	104.09-2-17	104.09-2-16	103.12-8-9	104.09-9-8	104.09-3-10
Owner	Lis, Mary S	McFall, John T	Haynes, Renaldo M	Barton, Jeffrey	Bucholtz, Jessica L	Cochrane, Erin E
Address	3117 George Urban Blv	3105 George Urban Blv	3099 George Urban Blv	34 5th St	14 4th St	8 Bostwick Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	60 x 128	60 x 128	52 x 125	47 x 125	57 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1955 / 0	1955 / 0	1958 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	975	872	752	784	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 730	0 0	0 480	0 364	0 0
SFLA	864	1219	1308	1112	1176	1280
Att/Det Gar Sqft	308	280	440	400	352	308
Prior Land	$10,300					
Prior Total	$80,800					
Comp Land Estimate	$14,900	$14,900	$14,900	$13,100	$12,000	$13,500
Sale Date		4/7/2017	8/18/2017	10/12/2018	8/27/2018	10/9/2019
Sale Price		$120,000	$129,000	$107,500	$146,500	$100,000
Time Adj Sale Price		$122,800	$136,500	$109,900	$150,600	$100,000
TADJSP/SQFT		$100.74	$104.36	$98.83	$128.06	$78.13
Model Adjustments	$50,500	$71,500	$72,400	$54,200	$80,100	$45,300
Adjusted Sale Price		$101,800	$114,600	$106,200	$121,000	$105,200
Comparable Estimate	$109,800 ($127.08/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

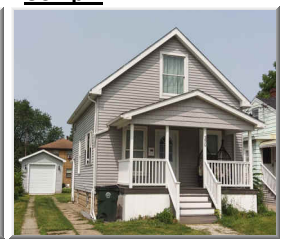
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-4-7.11	103.76-6-10	103.76-3-16	104.69-2-17	104.69-2-19	104.05-3-8.1
Owner	Stoklosa, Keith	Zirilli, Domenico F	Meiler, Miles N	Breier, Ashley M	Thierrin, Christopher	Costa, Perry
Address	3120 George Urban Blv	252 Bryant St	4602 Broadway St	223 River St	241 River St	5954 Transit Rd
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	206	206	206	206	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 138	58 x 129	66 x 145	90 x 125	60 x 125	80 x 100
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1908 / 0	1924 / 0	1926 / 0	1890 / 0	1917 / 0	1947 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	D Economy	C Average 100	C Average 90
Heat Type/Central Air	1 No central No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	1.5
Bedrooms	4	3	4	5	5	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1006	933	1056	999	1176	1036
2nd Sty Area	866	792	1056	999	1176	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1872	1725	2112	1998	2352	1813
Att/Det Gar Sqft	440	528	324	360	504	
Prior Land	$11,100					
Prior Total	$106,900					
Comp Land Estimate	$16,700	$15,000	$17,400	$19,000	$15,100	$15,300
Sale Date		4/3/2017	9/20/2019	4/17/2018	8/15/2018	5/1/2019
Sale Price		$94,500	$128,000	$82,000	$150,000	$105,000
Time Adj Sale Price		$96,700	$128,000	$85,100	$154,200	$105,500
TADJSP/SQFT		$56.06	$60.61	$42.59	$65.56	$58.19
Model Adjustments	$71,200	$53,600	$76,900	$26,000	$108,300	$79,700
Adjusted Sale Price		$114,300	$122,300	$130,300	$117,100	$97,000
Comparable Estimate	$116,200 ($62.07/SFLA)					

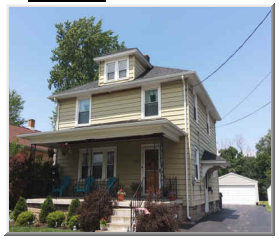
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-4-9.1	104.61-5-19	104.61-4-7	103.76-3-22.1	104.61-4-10	104.69-6-3.1
Owner	Delzer, Gerald M	Bochynski, Kristine	Wallace, James M	Gosselin, Renee E	Haigh, Corey A	Robison, Jennifer
Address	3122 George Urban Blv	315 River St	364 Ellington St	13 A St	350 Ellington St	4659 Broadway St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 170	55 x 125	60 x 115	92 x 125	38 x 115	60 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1922 / 0	1917 / 0	1948 / 0	1928 / 2017	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	864	680	988	934	616	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	864	822	1261	934	1097	1476
Att/Det Gar Sqft	1,176		440	264	247	384
Prior Land	$9,800					
Prior Total	$75,000					
Comp Land Estimate	$13,200	$14,200	$14,500	$19,200	$10,400	$15,300
Sale Date		6/26/2017	9/21/2018	3/13/2017	8/11/2017	1/16/2018
Sale Price		$77,380	$135,000	$108,500	$131,000	$128,750
Time Adj Sale Price		$79,100	$138,400	$111,100	$138,700	$134,600
TADJSP/SQFT		$96.23	$109.75	$118.95	$126.44	$91.19
Model Adjustments	$50,600	$11,000	$54,600	$26,100	$64,400	$65,400
Adjusted Sale Price		$118,700	$134,400	$135,600	$124,900	$119,800
Comparable Estimate	$126,700 ($146.64/SFLA)					

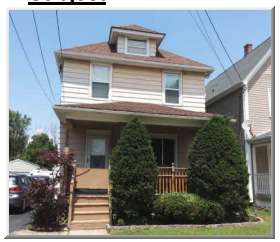
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-20	104.09-2-16	104.09-2-17	104.09-3-10	104.09-9-8	104.09-9-12
Owner	Beiter, Eliot C	Haynes, Renaldo M	McFall, John T	Cochrane, Erin E	Bucholtz, Jessica L	Smith, Carrie E
Address	3123 George Urban Blv	3099 George Urban Blv	3105 George Urban Blv	8 Bostwick Pl	14 4th St	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	60 x 128	60 x 128	57 x 114	47 x 125	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 0	1952 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	872	975	864	784	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 730	0 0	0 364	0 378
SFLA	1296	1308	1219	1280	1176	1191
Att/Det Gar Sqft		440	280	308	352	400
Prior Land	$10,300					
Prior Total	$78,100					
Comp Land Estimate	$14,900	$14,900	$14,900	$13,500	$12,000	$14,200
Sale Date		8/18/2017	4/7/2017	10/9/2019	8/27/2018	5/10/2018
Sale Price		$129,000	$120,000	$100,000	$146,500	$127,500
Time Adj Sale Price		$136,500	$122,800	$100,000	$150,600	$132,000
TADJSP/SQFT		$104.36	$100.74	$78.13	$128.06	$110.83
Model Adjustments	$65,700	$72,400	$71,500	$45,300	$80,100	$67,900
Adjusted Sale Price		$129,800	$117,000	$120,400	$136,200	$129,800
Comparable Estimate	$126,600 ($97.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-4-10.1	104.69-6-3.1	104.61-4-7	114.08-7-16	104.61-4-10	104.61-5-19
Owner	Moore, James P	Robison, Jennifer	Wallace, James M	Dudzinski, Andrew M	Haigh, Corey A	Bochynski, Kristine
Address	3126 George Urban Blv	4659 Broadway St	364 Ellington St	621 Rowley Rd	350 Ellington St	315 River St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 128	60 x 129	60 x 115	60 x 120	38 x 115	55 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1937 / 0	1937 / 0	1917 / 0	1923 / 0	1928 / 2017	1922 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	2.5	1.5	1.3
Bedrooms	2	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0
1st Sty Area	1144	912	988	913	616	680
2nd Sty Area	0	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1487	1476	1261	1638	1097	822
Att/Det Gar Sqft	800	384	440	651	247	
Prior Land	$9,700					
Prior Total	$89,600					
Comp Land Estimate	$12,800	$15,300	$14,500	$14,800	$10,400	$14,200
Sale Date		1/16/2018	9/21/2018	7/2/2019	8/11/2017	6/26/2017
Sale Price		$128,750	$135,000	$178,000	$131,000	$77,380
Time Adj Sale Price		$134,600	$138,400	$178,000	$138,700	$79,100
TADJSP/SQFT		$91.19	$109.75	$108.67	$126.44	$96.23
Model Adjustments	$68,100	$65,400	$54,600	$88,700	$64,400	$11,000
Adjusted Sale Price		$137,300	$151,900	$157,400	$142,400	$136,200
Comparable Estimate	$145,000 ($97.51/SFLA)					

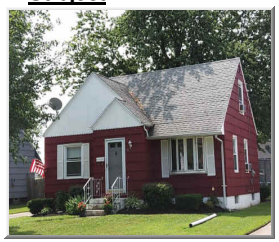
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-21	104.09-2-17	104.09-2-16	104.09-3-10	104.09-9-8	104.09-9-12
Owner	Putnam, Jeffrey J	McFall, John T	Haynes, Renaldo M	Cochrane, Erin E	Bucholtz, Jessica L	Smith, Carrie E
Address	3131 George Urban Blv	3105 George Urban Blv	3099 George Urban Blv	8 Bostwick Pl	14 4th St	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	60 x 128	60 x 128	57 x 114	47 x 125	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1956 / 0	1955 / 0	1952 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	792	975	872	864	784	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 730	0 0	0 0	0 364	0 378
SFLA	1188	1219	1308	1280	1176	1191
Att/Det Gar Sqft	440	280	440	308	352	400
Prior Land	$10,300					
Prior Total	$93,400					
Comp Land Estimate	$14,900	$14,900	$14,900	$13,500	$12,000	$14,200
Sale Date		4/7/2017	8/18/2017	10/9/2019	8/27/2018	5/10/2018
Sale Price		$120,000	$129,000	$100,000	$146,500	$127,500
Time Adj Sale Price		$122,800	$136,500	$100,000	$150,600	$132,000
TADJSP/SQFT		$100.74	$104.36	$78.13	$128.06	$110.83
Model Adjustments	$65,800	$71,500	$72,400	$45,300	$80,100	$67,900
Adjusted Sale Price		$117,100	$129,900	$120,500	$136,300	$129,900
Comparable Estimate	$126,700 ($106.65/SFLA)					

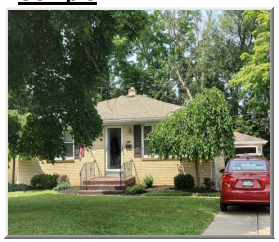
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-22	104.61-4-7	104.69-6-3.1	104.61-5-19	104.61-4-10	103.76-3-22.1
Owner	Herr, Paul M	Wallace, James M	Robison, Jennifer	Bochynski, Kristine	Haigh, Corey A	Gosselin, Renee E
Address	3135 George Urban Blv	364 Ellington St	4659 Broadway St	315 River St	350 Ellington St	13 A St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 128	60 x 115	60 x 129	55 x 125	38 x 115	92 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1917 / 0	1937 / 0	1922 / 0	1928 / 2017	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 110	D Economy 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.3	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	624	988	912	680	616	934
2nd Sty Area	624	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1248	1261	1476	822	1097	934
Att/Det Gar Sqft	576	440	384		247	264
Prior Land	$12,700					
Prior Total	$82,220					
Comp Land Estimate	$18,000	$14,500	$15,300	$14,200	$10,400	$19,200
Sale Date		9/21/2018	1/16/2018	6/26/2017	8/11/2017	3/13/2017
Sale Price		$135,000	$128,750	$77,380	$131,000	$108,500
Time Adj Sale Price		$138,400	$134,600	$79,100	$138,700	$111,100
TADJSP/SQFT		$109.75	$91.19	$96.23	$126.44	$118.95
Model Adjustments	$57,800	$54,600	$65,400	$11,000	$64,400	$26,100
Adjusted Sale Price		$141,600	$127,000	$125,900	$132,100	$142,800
Comparable Estimate	$133,900 ($107.29/SFLA)					

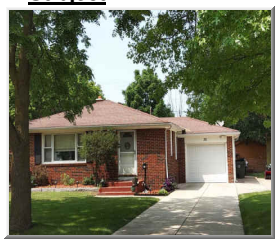
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-4-11	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Sobieski Lee M	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	3136 George Urban Blv	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 128	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1925 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	968	988	912	913	680	616
2nd Sty Area	728	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1696	1261	1476	1638	822	1097
Att/Det Gar Sqft	400	440	384	651		247
Prior Land	$9,700					
Prior Total	$90,600					
Comp Land Estimate	$12,800	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$70,800	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$154,600	$140,000	$160,100	$138,900	$145,100
Comparable Estimate	$147,700 ($87.09/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-4-12	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Geles, Kimberly	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	3138 George Urban Blv	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	40 x 128	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1890 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	792	988	912	913	680	616
2nd Sty Area	792	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1584	1261	1476	1638	822	1097
Att/Det Gar Sqft		440	384	651		247
Prior Land	$7,700					
Prior Total	$81,900					
Comp Land Estimate	$10,700	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$59,000	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$142,800	$128,200	$148,300	$127,100	$133,300
Comparable Estimate	$135,900 ($85.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-4-13.2	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Russell, Ashley M	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	3142 George Urban Blv	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	35 x 128	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	830	988	912	913	680	616
2nd Sty Area	630	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1460	1261	1476	1638	822	1097
Att/Det Gar Sqft	484	440	384	651		247
Prior Land	$6,800					
Prior Total	$83,000					
Comp Land Estimate	$9,400	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$60,600	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$144,400	$129,800	$149,900	$128,700	$134,900
Comparable Estimate	$137,500 ($94.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-12	103.12-8-9	104.09-9-12	104.09-9-8	103.12-8-25	103.12-9-15
Owner	Brenner Gregory R	Barton, Jeffrey	Smith, Carrie E	Bucholtz, Jessica L	Hyman, Adrianna	Herrmann, Christopher
Address	18 5th St	34 5th St	84 Princeton Ave	14 4th St	43 Nardin Dr	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	69 x 125	52 x 125	52 x 150	47 x 125	52 x 125	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1953 / 0	1958 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	764	752	794	784	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 378	0 364	0 403	0 200
SFLA	1124	1112	1191	1176	1209	1209
Att/Det Gar Sqft	440	400	400	352	440	528
Prior Land	$12,300					
Prior Total	$91,900					
Comp Land Estimate	$15,800	$13,100	$14,200	$12,000	$13,100	$14,200
Sale Date		10/12/2018	5/10/2018	8/27/2018	7/21/2017	10/25/2017
Sale Price		$107,500	$127,500	$146,500	$114,000	$141,000
Time Adj Sale Price		$109,900	$132,000	$150,600	$121,000	$148,500
TADJSP/SQFT		$98.83	$110.83	$128.06	$100.08	$122.83
Model Adjustments	$62,800	$54,200	$67,900	$80,100	$58,900	$84,100
Adjusted Sale Price		$118,500	$126,900	$133,300	$124,900	$127,200
Comparable Estimate	$126,200 ($112.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-23	104.05-5-1	104.05-1-13	104.09-2-44	104.09-6-8	104.09-2-52
Owner	Bardak, Tina	Adams, Charles E III	Wiseman, Brandon	Powell, Randy	Burger, Cody J	Augustine, Ann M
Address	3145 George Urban Blv	135 Irving Ter	47 Rogers Dr	160 Harvard Ave	93 Princeton Ave	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	74 x 159	54 x 120	51 x 150	50 x 226	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1952 / 0	1957 / 0	1955 / 0	1958 / 0	1954 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	2	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	999	1016	980	1054	1011	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 0
SFLA	999	1016	980	1054	1011	1018
Att/Det Gar Sqft	462	280	336	440	368	308
Prior Land	$10,300					
Prior Total	$91,400					
Comp Land Estimate	$14,900	$18,300	$13,200	$14,000	$15,300	$13,800
Sale Date		9/25/2017	4/27/2018	8/9/2018	5/30/2018	4/12/2018
Sale Price		$122,500	$134,900	$147,000	$126,500	$126,500
Time Adj Sale Price		$129,300	$140,000	$151,100	$131,000	$131,300
TADJSP/SQFT		$127.26	$142.86	$143.36	$129.57	$128.98
Model Adjustments	$59,700	$62,300	$63,500	$74,300	$67,400	$68,800
Adjusted Sale Price		$126,700	$136,200	$136,500	$123,300	$122,200
Comparable Estimate	$129,000 ($129.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-40	103.12-10-1	103.12-7-33	103.08-5-18	103.08-10-10	104.09-2-52
Owner	Siwirski, Michael J	McDaniel, Michael	Vandegriff, Amanda	Kellerman, Gary A	Kwiatek, Gregory M	Augustine, Ann M
Address	30 Harvard Ave	33 Harvard Ave	64 Harvard Ave	24 Cornell Dr	75 Irving Ter	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	74 x 150	77 x 150	50 x 150	89 x 140	60 x 130	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1953 / 0	1966 / 0	1959 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	984	1015	1040	1040	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 510	0 0	0 0	0 0	0 0
SFLA	1036	984	1015	1040	1040	1018
Att/Det Gar Sqft	220	440	352	308	308	308
Prior Land	$13,900					
Prior Total	$106,500					
Comp Land Estimate	$17,800	$18,200	$13,800	$18,700	$15,000	$13,800
Sale Date		4/20/2018	10/18/2019	4/11/2017	4/23/2019	4/12/2018
Sale Price		$161,000	$140,000	$97,500	$150,000	$126,500
Time Adj Sale Price		$167,100	$140,000	$99,800	$151,100	$131,300
TADJSP/SQFT		$169.82	$137.93	$95.96	$145.29	$128.98
Model Adjustments	$72,900	$92,500	$69,100	$53,300	$72,200	$68,800
Adjusted Sale Price		$147,500	$143,800	$119,400	$151,800	$135,400
Comparable Estimate	$139,600 ($134.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-1	103.12-10-1	103.12-7-33	104.09-2-52	103.08-5-18	103.08-10-10
Owner	McDaniel Michael	McDaniel, Michael	Vandegriff, Amanda	Augustine, Ann M	Kellerman, Gary A	Kwiatek, Gregory M
Address	33 Harvard Ave	33 Harvard Ave	64 Harvard Ave	118 Harvard Ave	24 Cornell Dr	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	77 x 150	77 x 150	50 x 150	50 x 150	89 x 140	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1953 / 0	1955 / 0	1966 / 0	1959 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	984	984	1015	1018	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 510	0 510	0 0	0 0	0 0	0 0
SFLA	984	984	1015	1018	1040	1040
Att/Det Gar Sqft	440	440	352	308	308	308
Prior Land	$14,200					
Prior Total	$104,500					
Comp Land Estimate	$18,200	$18,200	$13,800	$13,800	$18,700	$15,000
Sale Date		4/20/2018	10/18/2019	4/12/2018	4/11/2017	4/23/2019
Sale Price		$161,000	$140,000	$126,500	$97,500	$150,000
Time Adj Sale Price		$167,100	$140,000	$131,300	$99,800	$151,100
TADJSP/SQFT		$169.82	$137.93	$128.98	$95.96	$145.29
Model Adjustments	$92,500	$92,500	$69,100	$68,800	$53,300	$72,200
Adjusted Sale Price		$167,100	$163,400	$155,000	$139,000	$171,400
Comparable Estimate	$159,200 ($161.79/SFLA)					

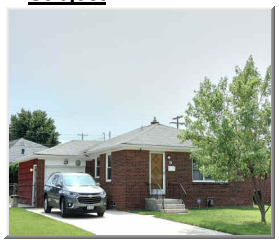
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-39	103.12-10-1	103.12-7-33	104.09-2-52	103.08-5-18	103.08-10-10
Owner	Kimberle, Fredick J	McDaniel, Michael	Vandegriff, Amanda	Augustine, Ann M	Kellerman, Gary A	Kwiatek, Gregory M
Address	34 Harvard Ave	33 Harvard Ave	64 Harvard Ave	118 Harvard Ave	24 Cornell Dr	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	77 x 150	50 x 150	50 x 150	89 x 140	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1953 / 0	1955 / 0	1966 / 0	1959 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1018	984	1015	1018	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 510	0 0	0 0	0 0	0 0
SFLA	1018	984	1015	1018	1040	1040
Att/Det Gar Sqft	400	440	352	308	308	308
Prior Land	$10,500					
Prior Total	$103,800					
Comp Land Estimate	$13,800	$18,200	$13,800	$13,800	$18,700	$15,000
Sale Date		4/20/2018	10/18/2019	4/12/2018	4/11/2017	4/23/2019
Sale Price		$161,000	$140,000	$126,500	$97,500	$150,000
Time Adj Sale Price		$167,100	$140,000	$131,300	$99,800	$151,100
TADJSP/SQFT		$169.82	$137.93	$128.98	$95.96	$145.29
Model Adjustments	$73,000	$92,500	$69,100	$68,800	$53,300	$72,200
Adjusted Sale Price		$147,600	$143,900	$135,500	$119,500	$151,900
Comparable Estimate	$139,700 ($137.23/SFLA)					

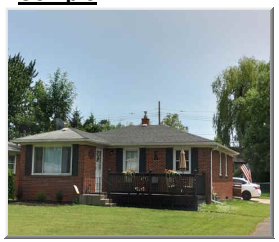
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-2	103.12-10-1	103.12-7-33	104.09-2-52	103.08-10-10	104.09-6-8
Owner	Gorski, Lawrence R	McDaniel, Michael	Vandegriff, Amanda	Augustine, Ann M	Kwiatek, Gregory M	Burger, Cody J
Address	39 Harvard Ave	33 Harvard Ave	64 Harvard Ave	118 Harvard Ave	75 Irving Ter	93 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	77 x 150	50 x 150	50 x 150	60 x 130	50 x 226
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1957 / 0	1953 / 0	1955 / 0	1959 / 0	1954 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1014	984	1015	1018	1040	1011
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 510	0 0	0 0	0 0	0 0
SFLA	1014	984	1015	1018	1040	1011
Att/Det Gar Sqft	352	440	352	308	308	368
Prior Land	$10,500					
Prior Total	$100,200					
Comp Land Estimate	$13,800	$18,200	$13,800	$13,800	$15,000	$15,300
Sale Date		4/20/2018	10/18/2019	4/12/2018	4/23/2019	5/30/2018
Sale Price		$161,000	$140,000	$126,500	$150,000	$126,500
Time Adj Sale Price		$167,100	$140,000	$131,300	$151,100	$131,000
TADJSP/SQFT		$169.82	$137.93	$128.98	$145.29	$129.57
Model Adjustments	$68,100	$92,500	$69,100	$68,800	$72,200	$67,400
Adjusted Sale Price		$142,700	$139,000	$130,600	$147,000	$131,700
Comparable Estimate	$138,200 ($136.29/SFLA)					

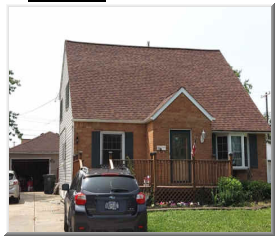
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-38	103.12-7-33	103.12-10-1	104.09-2-52	103.08-5-18	103.08-10-10
Owner	Beland, Sean C	Vandegriff, Amanda	McDaniel, Michael	Augustine, Ann M	Kellerman, Gary A	Kwiatek, Gregory M
Address	40 Harvard Ave	64 Harvard Ave	33 Harvard Ave	118 Harvard Ave	24 Cornell Dr	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 150	50 x 150	77 x 150	50 x 150	89 x 140	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1953 / 0	1957 / 0	1955 / 0	1966 / 0	1959 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1018	1015	984	1018	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 336	0 0	0 510	0 0	0 0	0 0
SFLA	1018	1015	984	1018	1040	1040
Att/Det Gar Sqft	352	352	440	308	308	308
Prior Land	$10,600					
Prior Total	$101,400					
Comp Land Estimate	$14,000	$13,800	$18,200	$13,800	$18,700	$15,000
Sale Date		10/18/2019	4/20/2018	4/12/2018	4/11/2017	4/23/2019
Sale Price		$140,000	$161,000	$126,500	$97,500	$150,000
Time Adj Sale Price		$140,000	$167,100	$131,300	$99,800	$151,100
TADJSP/SQFT		$137.93	$169.82	$128.98	$95.96	$145.29
Model Adjustments	$70,200	$69,100	$92,500	$68,800	$53,300	$72,200
Adjusted Sale Price		$141,100	$144,800	$132,700	$116,700	$149,100
Comparable Estimate	$136,900 ($134.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-3	103.12-10-1	103.12-7-33	104.09-2-52	103.08-10-10	103.08-5-18
Owner	Kenyon, Jillian	McDaniel, Michael	Vandegriff, Amanda	Augustine, Ann M	Kwiatek, Gregory M	Kellerman, Gary A
Address	43 Harvard Ave	33 Harvard Ave	64 Harvard Ave	118 Harvard Ave	75 Irving Ter	24 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	77 x 150	50 x 150	50 x 150	60 x 130	89 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1953 / 0	1955 / 0	1959 / 0	1966 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1018	984	1015	1018	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 510	0 0	0 0	0 0	0 0
SFLA	1018	984	1015	1018	1040	1040
Att/Det Gar Sqft	352	440	352	308	308	308
Prior Land	$10,500					
Prior Total	$100,400					
Comp Land Estimate	$13,800	$18,200	$13,800	$13,800	$15,000	$18,700
Sale Date		4/20/2018	10/18/2019	4/12/2018	4/23/2019	4/11/2017
Sale Price		$161,000	$140,000	$126,500	$150,000	$97,500
Time Adj Sale Price		$167,100	$140,000	$131,300	$151,100	$99,800
TADJSP/SQFT		$169.82	$137.93	$128.98	$145.29	$95.96
Model Adjustments	$68,400	$92,500	$69,100	$68,800	$72,200	$53,300
Adjusted Sale Price		$143,000	$139,300	$130,900	$147,300	$114,900
Comparable Estimate	$135,100 ($132.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-37	103.12-7-33	103.12-10-1	103.08-10-10	103.08-5-18	104.09-2-52
Owner	Rej, Joseph N Jr	Vandegriff, Amanda	McDaniel, Michael	Kwiatek, Gregory M	Kellerman, Gary A	Augustine, Ann M
Address	44 Harvard Ave	64 Harvard Ave	33 Harvard Ave	75 Irving Ter	24 Cornell Dr	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	77 x 150	60 x 130	89 x 140	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1957 / 0	1959 / 0	1966 / 0	1955 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1015	984	1040	1040	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 510	0 0	0 0	0 0
SFLA	1036	1015	984	1040	1040	1018
Att/Det Gar Sqft	220	352	440	308	308	308
Prior Land	$10,500					
Prior Total	$101,400					
Comp Land Estimate	$13,800	$13,800	$18,200	$15,000	$18,700	$13,800
Sale Date		10/18/2019	4/20/2018	4/23/2019	4/11/2017	4/12/2018
Sale Price		$140,000	$161,000	$150,000	$97,500	$126,500
Time Adj Sale Price		$140,000	$167,100	$151,100	$99,800	$131,300
TADJSP/SQFT		$137.93	$169.82	$145.29	$95.96	$128.98
Model Adjustments	$69,600	$69,100	$92,500	$72,200	$53,300	$68,800
Adjusted Sale Price		$140,500	$144,200	$148,500	$116,100	$132,100
Comparable Estimate	$136,300 ($131.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-4	103.12-10-1	103.12-7-33	103.08-10-10	104.09-2-52	103.08-5-18
Owner	Filipski, Richard J	McDaniel, Michael	Vandegriff, Amanda	Kwiatek, Gregory M	Augustine, Ann M	Kellerman, Gary A
Address	47 Harvard Ave	33 Harvard Ave	64 Harvard Ave	75 Irving Ter	118 Harvard Ave	24 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	77 x 150	50 x 150	60 x 130	50 x 150	89 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1953 / 0	1959 / 0	1955 / 0	1966 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	984	1015	1040	1018	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 498	0 510	0 0	0 0	0 0	0 0
SFLA	1064	984	1015	1040	1018	1040
Att/Det Gar Sqft	220	440	352	308	308	308
Prior Land	$12,400					
Prior Total	$102,800					
Comp Land Estimate	$16,000	$18,200	$13,800	$15,000	$13,800	$18,700
Sale Date		4/20/2018	10/18/2019	4/23/2019	4/12/2018	4/11/2017
Sale Price		$161,000	$140,000	$150,000	$126,500	$97,500
Time Adj Sale Price		$167,100	$140,000	$151,100	$131,300	$99,800
TADJSP/SQFT		$169.82	$137.93	$145.29	$128.98	$95.96
Model Adjustments	$74,600	$92,500	$69,100	$72,200	$68,800	$53,300
Adjusted Sale Price		$149,200	$145,500	$153,500	$137,100	$121,100
Comparable Estimate	$141,300 ($132.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-36	103.12-7-33	103.12-10-1	103.08-7-6	104.09-2-39	104.09-8-1
Owner	Graves, Wendy L	Vandegriff, Amanda	McDaniel, Michael	Wainwright, Corey L	Redman, Elizabeth A	Kyler, Jeremy J
Address	50 Harvard Ave	64 Harvard Ave	33 Harvard Ave	299 French Rd	188 Harvard Ave	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	77 x 150	50 x 120	50 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1953 / 0	1957 / 0	1957 / 0	1950 / 0	1955 / 0
Condition	3 Normal	3 Normal	4 Good	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1260	1015	984	1216	1317	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 510	0 200	644 0	0 400
SFLA	1260	1015	984	1216	1317	1095
Att/Det Gar Sqft	308	352	440	440	308	576
Prior Land	$10,500					
Prior Total	$106,000					
Comp Land Estimate	$13,800	$13,800	$18,200	$12,400	$13,800	$13,800
Sale Date		10/18/2019	4/20/2018	9/18/2019	4/4/2017	4/6/2018
Sale Price		$140,000	$161,000	$157,000	$136,000	$111,300
Time Adj Sale Price		$140,000	$167,100	$157,000	$139,200	$115,500
TADJSP/SQFT		$137.93	$169.82	$129.11	$105.69	$105.48
Model Adjustments	$84,500	$69,100	$92,500	$91,800	$85,700	$58,300
Adjusted Sale Price		$155,400	$159,100	$149,700	$138,000	$141,700
Comparable Estimate	$148,800 ($118.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-11	103.12-8-26	103.08-9-17	103.12-8-25	104.09-9-12	103.12-9-15
Owner	Hinckley Sugg, Debra A	Adolf, Andrew	Betker, Kenneth M	Hyman, Adrianna	Smith, Carrie E	Herrmann, Christopher
Address	22 5th St	47 Nardin Dr	72 Irving Ter	43 Nardin Dr	84 Princeton Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	60 x 132	52 x 125	52 x 150	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1960 / 0	1957 / 0	1953 / 0	1956 / 0
Condition	4 Good	4 Good	2 Fair	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	D Economy	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1052	806	1544	806	794	806
2nd Sty Area	300	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 0	0 403	0 378	0 200
SFLA	1892	1411	1996	1209	1191	1209
Att/Det Gar Sqft	484	308	224	440	400	528
Prior Land	$10,000					
Prior Total	$133,500					
Comp Land Estimate	$13,100	$13,100	$15,100	$13,100	$14,200	$14,200
Sale Date		3/7/2019	2/21/2017	7/21/2017	5/10/2018	10/25/2017
Sale Price		$156,333	$113,500	$114,000	$127,500	$141,000
Time Adj Sale Price		$157,900	$116,400	$121,000	$132,000	$148,500
TADJSP/SQFT		$111.91	$58.32	$100.08	$110.83	$122.83
Model Adjustments	$121,900	$89,400	$45,400	$58,900	$67,900	$84,100
Adjusted Sale Price		$190,400	$192,900	$184,000	$186,000	$186,300
Comparable Estimate	$187,900 ($99.31/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-35	103.12-7-33	103.12-10-1	104.09-2-52	103.08-10-10	103.08-5-18
Owner	Wojcik Jennifer M	Vandegriff, Amanda	McDaniel, Michael	Augustine, Ann M	Kwiatek, Gregory M	Kellerman, Gary A
Address	56 Harvard Ave	64 Harvard Ave	33 Harvard Ave	118 Harvard Ave	75 Irving Ter	24 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 150	50 x 150	77 x 150	50 x 150	60 x 130	89 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1953 / 0	1957 / 0	1955 / 0	1959 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1014	1015	984	1018	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 510	0 0	0 0	0 0
SFLA	1014	1015	984	1018	1040	1040
Att/Det Gar Sqft	336	352	440	308	308	308
Prior Land	$10,600					
Prior Total	$101,000					
Comp Land Estimate	$14,000	$13,800	$18,200	$13,800	$15,000	$18,700
Sale Date		10/18/2019	4/20/2018	4/12/2018	4/23/2019	4/11/2017
Sale Price		$140,000	$161,000	$126,500	$150,000	$97,500
Time Adj Sale Price		$140,000	$167,100	$131,300	$151,100	$99,800
TADJSP/SQFT		$137.93	$169.82	$128.98	$145.29	$95.96
Model Adjustments	$68,900	$69,100	$92,500	$68,800	$72,200	$53,300
Adjusted Sale Price		$139,800	$143,500	$131,400	$147,800	$115,400
Comparable Estimate	$135,600 ($133.73/SFLA)					

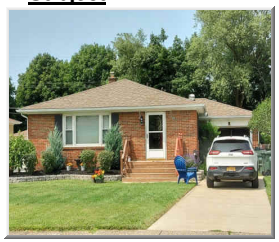
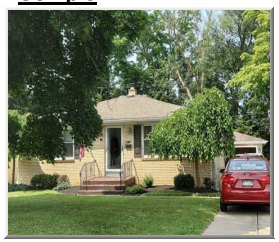
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-1	103.12-7-33	103.12-10-1	104.09-2-52	103.08-10-10	104.09-6-8
Owner	Golpl, Richard R	Vandegriff, Amanda	McDaniel, Michael	Augustine, Ann M	Kwiatek, Gregory M	Burger, Cody J
Address	59 Harvard Ave	64 Harvard Ave	33 Harvard Ave	118 Harvard Ave	75 Irving Ter	93 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	77 x 150	50 x 150	60 x 130	50 x 226
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1953 / 0	1957 / 0	1955 / 0	1959 / 0	1954 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1018	1015	984	1018	1040	1011
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 952	0 0	0 510	0 0	0 0	0 0
SFLA	1018	1015	984	1018	1040	1011
Att/Det Gar Sqft	308	352	440	308	308	368
Prior Land	$10,500					
Prior Total	$99,100					
Comp Land Estimate	$13,800	$13,800	$18,200	$13,800	$15,000	$15,300
Sale Date		10/18/2019	4/20/2018	4/12/2018	4/23/2019	5/30/2018
Sale Price		$140,000	$161,000	$126,500	$150,000	$126,500
Time Adj Sale Price		$140,000	$167,100	$131,300	$151,100	$131,000
TADJSP/SQFT		$137.93	$169.82	$128.98	$145.29	$129.57
Model Adjustments	$72,600	$69,100	$92,500	$68,800	$72,200	$67,400
Adjusted Sale Price		$143,500	$147,200	$135,100	$151,500	$136,200
Comparable Estimate	$142,700 ($140.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-34	103.12-7-33	103.12-10-1	104.09-2-52	103.08-10-10	103.08-5-18
Owner	Nickerson, Gordon R	Vandegriff, Amanda	McDaniel, Michael	Augustine, Ann M	Kwiatek, Gregory M	Kellerman, Gary A
Address	60 Harvard Ave	64 Harvard Ave	33 Harvard Ave	118 Harvard Ave	75 Irving Ter	24 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	77 x 150	50 x 150	60 x 130	89 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1953 / 0	1957 / 0	1955 / 0	1959 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1015	1015	984	1018	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 510	0 0	0 0	0 0
SFLA	1015	1015	984	1018	1040	1040
Att/Det Gar Sqft	352	352	440	308	308	308
Prior Land	$10,500					
Prior Total	$101,100					
Comp Land Estimate	$13,800	$13,800	$18,200	$13,800	$15,000	$18,700
Sale Date		10/18/2019	4/20/2018	4/12/2018	4/23/2019	4/11/2017
Sale Price		$140,000	$161,000	$126,500	$150,000	$97,500
Time Adj Sale Price		$140,000	$167,100	$131,300	$151,100	$99,800
TADJSP/SQFT		$137.93	$169.82	$128.98	$145.29	$95.96
Model Adjustments	$69,100	$69,100	$92,500	$68,800	$72,200	$53,300
Adjusted Sale Price		$140,000	$143,700	$131,600	$148,000	$115,600
Comparable Estimate	$135,800 ($133.79/SFLA)					

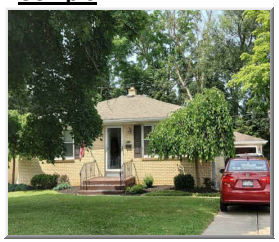
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-2	103.12-7-33	103.12-10-1	104.09-2-52	104.09-6-8	103.08-10-10
Owner	Szuba, David T	Vandegriff, Amanda	McDaniel, Michael	Augustine, Ann M	Burger, Cody J	Kwiatek, Gregory M
Address	63 Harvard Ave	64 Harvard Ave	33 Harvard Ave	118 Harvard Ave	93 Princeton Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	77 x 150	50 x 150	50 x 226	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1953 / 0	1957 / 0	1955 / 0	1954 / 0	1959 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1014	1015	984	1018	1011	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 510	0 0	0 0	0 0
SFLA	1014	1015	984	1018	1011	1040
Att/Det Gar Sqft	280	352	440	308	368	308
Prior Land	$10,500					
Prior Total	$93,000					
Comp Land Estimate	$13,800	$13,800	$18,200	$13,800	$15,300	$15,000
Sale Date		10/18/2019	4/20/2018	4/12/2018	5/30/2018	4/23/2019
Sale Price		$140,000	$161,000	$126,500	$126,500	$150,000
Time Adj Sale Price		$140,000	$167,100	$131,300	$131,000	$151,100
TADJSP/SQFT		$137.93	$169.82	$128.98	$129.57	$145.29
Model Adjustments	$69,700	$69,100	$92,500	$68,800	$67,400	$72,200
Adjusted Sale Price		$140,600	$144,300	$132,200	$133,300	$148,600
Comparable Estimate	$139,800 ($137.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-33	103.12-7-33	104.09-2-52	103.12-10-1	103.08-10-10	104.09-6-8
Owner	Vandegriff, Amanda	Vandegriff, Amanda	Augustine, Ann M	McDaniel, Michael	Kwiatek, Gregory M	Burger, Cody J
Address	64 Harvard Ave	64 Harvard Ave	118 Harvard Ave	33 Harvard Ave	75 Irving Ter	93 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	77 x 150	60 x 130	50 x 226
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1955 / 0	1957 / 0	1959 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1015	1015	1018	984	1040	1011
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 510	0 0	0 0
SFLA	1015	1015	1018	984	1040	1011
Att/Det Gar Sqft	352	352	308	440	308	368
Prior Land	$10,500					
Prior Total	$101,100					
Comp Land Estimate	$13,800	$13,800	$13,800	$18,200	$15,000	$15,300
Sale Date		10/18/2019	4/12/2018	4/20/2018	4/23/2019	5/30/2018
Sale Price		$140,000	$126,500	$161,000	$150,000	$126,500
Time Adj Sale Price		$140,000	$131,300	$167,100	$151,100	$131,000
TADJSP/SQFT		$137.93	$128.98	$169.82	$145.29	$129.57
Model Adjustments	$69,100	$69,100	$68,800	$92,500	$72,200	$67,400
Adjusted Sale Price		$140,000	$131,600	$143,700	$148,000	$132,700
Comparable Estimate	$139,200 ($137.14/SFLA)					

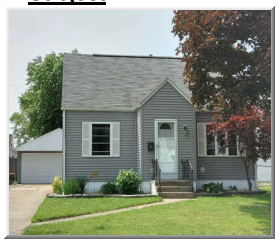
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-3	103.12-7-33	103.12-10-1	104.09-2-52	104.09-6-8	103.08-10-10
Owner	Schweigert, Rosemary	Vandegriff, Amanda	McDaniel, Michael	Augustine, Ann M	Burger, Cody J	Kwiatek, Gregory M
Address	69 Harvard Ave	64 Harvard Ave	33 Harvard Ave	118 Harvard Ave	93 Princeton Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	77 x 150	50 x 150	50 x 226	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1953 / 0	1957 / 0	1955 / 0	1954 / 0	1959 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	987	1015	984	1018	1011	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 510	0 0	0 0	0 0
SFLA	987	1015	984	1018	1011	1040
Att/Det Gar Sqft	576	352	440	308	368	308
Prior Land	$10,500					
Prior Total	$103,200					
Comp Land Estimate	$13,800	$13,800	$18,200	$13,800	$15,300	$15,000
Sale Date		10/18/2019	4/20/2018	4/12/2018	5/30/2018	4/23/2019
Sale Price		$140,000	$161,000	$126,500	$126,500	$150,000
Time Adj Sale Price		$140,000	$167,100	$131,300	$131,000	$151,100
TADJSP/SQFT		$137.93	$169.82	$128.98	$129.57	$145.29
Model Adjustments	$72,500	$69,100	$92,500	$68,800	$67,400	$72,200
Adjusted Sale Price		$143,400	$147,100	$135,000	$136,100	$151,400
Comparable Estimate	$142,600 ($144.48/SFLA)					

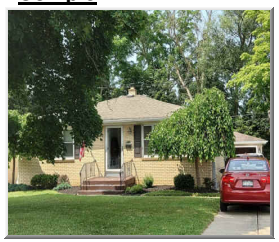
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-32	103.12-7-33	104.09-2-52	103.08-10-10	103.12-10-1	104.09-2-44
Owner	O'Connor, Meaghan	Vandegriff, Amanda	Augustine, Ann M	Kwiatek, Gregory M	McDaniel, Michael	Powell, Randy
Address	70 Harvard Ave	64 Harvard Ave	118 Harvard Ave	75 Irving Ter	33 Harvard Ave	160 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 150	50 x 150	50 x 150	60 x 130	77 x 150	51 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1953 / 0	1955 / 0	1959 / 0	1957 / 0	1958 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1015	1018	1040	984	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 510	0 0
SFLA	1036	1015	1018	1040	984	1054
Att/Det Gar Sqft	220	352	308	308	440	440
Prior Land	$10,600					
Prior Total	$122,000					
Comp Land Estimate	$14,000	$13,800	$13,800	$15,000	$18,200	$14,000
Sale Date		10/18/2019	4/12/2018	4/23/2019	4/20/2018	8/9/2018
Sale Price		$140,000	$126,500	$150,000	$161,000	$147,000
Time Adj Sale Price		$140,000	$131,300	$151,100	$167,100	$151,100
TADJSP/SQFT		$137.93	$128.98	$145.29	$169.82	$143.36
Model Adjustments	$79,500	$69,100	$68,800	$72,200	$92,500	$74,300
Adjusted Sale Price		$150,400	$142,000	$158,400	$154,100	$156,300
Comparable Estimate	$152,200 ($146.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-4	103.12-7-33	104.09-2-52	103.12-10-1	104.09-6-8	103.08-10-10
Owner	Gates, Elizabeth R	Vandegriff, Amanda	Augustine, Ann M	McDaniel, Michael	Burger, Cody J	Kwiatek, Gregory M
Address	73 Harvard Ave	64 Harvard Ave	118 Harvard Ave	33 Harvard Ave	93 Princeton Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	77 x 150	50 x 226	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1953 / 0	1955 / 0	1957 / 0	1954 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1014	1015	1018	984	1011	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 510	0 0	0 0
SFLA	1014	1015	1018	984	1011	1040
Att/Det Gar Sqft	308	352	308	440	368	308
Prior Land	$10,500					
Prior Total	$97,700					
Comp Land Estimate	$13,800	$13,800	$13,800	$18,200	$15,300	$15,000
Sale Date		10/18/2019	4/12/2018	4/20/2018	5/30/2018	4/23/2019
Sale Price		$140,000	$126,500	$161,000	$126,500	$150,000
Time Adj Sale Price		$140,000	$131,300	$167,100	$131,000	$151,100
TADJSP/SQFT		$137.93	$128.98	$169.82	$129.57	$145.29
Model Adjustments	$59,500	$69,100	$68,800	$92,500	$67,400	$72,200
Adjusted Sale Price		$130,400	$122,000	$134,100	$123,100	$138,400
Comparable Estimate	$129,600 ($127.81/SFLA)					

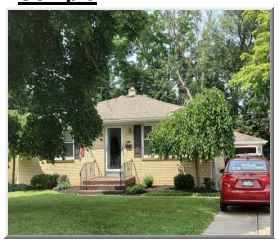
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-31	103.12-7-33	104.09-2-52	103.12-10-1	103.08-10-10	104.09-2-44
Owner	Czarnecki, Katherine	Vandegriff, Amanda	Augustine, Ann M	McDaniel, Michael	Kwiatek, Gregory M	Powell, Randy
Address	76 Harvard Ave	64 Harvard Ave	118 Harvard Ave	33 Harvard Ave	75 Irving Ter	160 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	77 x 150	60 x 130	51 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1953 / 0	1955 / 0	1957 / 0	1959 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1015	1015	1018	984	1040	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 510	0 0	0 0
SFLA	1015	1015	1018	984	1040	1054
Att/Det Gar Sqft	352	352	308	440	308	440
Prior Land	$10,500					
Prior Total	$98,200					
Comp Land Estimate	$13,800	$13,800	$13,800	$18,200	$15,000	$14,000
Sale Date		10/18/2019	4/12/2018	4/20/2018	4/23/2019	8/9/2018
Sale Price		$140,000	$126,500	$161,000	$150,000	$147,000
Time Adj Sale Price		$140,000	$131,300	$167,100	$151,100	$151,100
TADJSP/SQFT		$137.93	$128.98	$169.82	$145.29	$143.36
Model Adjustments	$69,100	$69,100	$68,800	$92,500	$72,200	$74,300
Adjusted Sale Price		$140,000	$131,600	$143,700	$148,000	$145,900
Comparable Estimate	$141,800 ($139.7/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-5	103.12-7-33	103.12-10-1	104.09-2-52	104.09-6-8	103.08-10-10
Owner	Kulpa Lisa M &	Vandegriff, Amanda	McDaniel, Michael	Augustine, Ann M	Burger, Cody J	Kwiatek, Gregory M
Address	77 Harvard Ave	64 Harvard Ave	33 Harvard Ave	118 Harvard Ave	93 Princeton Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	77 x 150	50 x 150	50 x 226	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1953 / 0	1957 / 0	1955 / 0	1954 / 0	1959 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	987	1015	984	1018	1011	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 510	0 0	0 0	0 0
SFLA	987	1015	984	1018	1011	1040
Att/Det Gar Sqft	440	352	440	308	368	308
Prior Land	$10,500					
Prior Total	$99,600					
Comp Land Estimate	$13,800	$13,800	$18,200	$13,800	$15,300	$15,000
Sale Date		10/18/2019	4/20/2018	4/12/2018	5/30/2018	4/23/2019
Sale Price		$140,000	$161,000	$126,500	$126,500	$150,000
Time Adj Sale Price		$140,000	$167,100	$131,300	$131,000	$151,100
TADJSP/SQFT		$137.93	$169.82	$128.98	$129.57	$145.29
Model Adjustments	$68,500	$69,100	$92,500	$68,800	$67,400	$72,200
Adjusted Sale Price		$139,400	$143,100	$131,000	$132,100	$147,400
Comparable Estimate	$138,600 ($140.43/SFLA)					

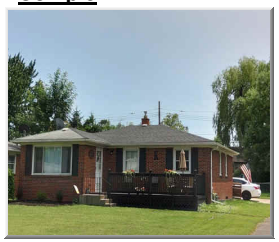
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-10	103.12-8-9	104.09-9-12	103.12-8-25	104.09-9-8	103.12-9-15
Owner	Roman, Stephanie L	Barton, Jeffrey	Smith, Carrie E	Hyman, Adrianna	Bucholtz, Jessica L	Herrmann, Christopher
Address	30 5th St	34 5th St	84 Princeton Ave	43 Nardin Dr	14 4th St	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	52 x 150	52 x 125	47 x 125	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1953 / 0	1957 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	752	752	794	806	784	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 375	0 480	0 378	0 403	0 364	0 200
SFLA	1112	1112	1191	1209	1176	1209
Att/Det Gar Sqft	462	400	400	440	352	528
Prior Land	$10,000					
Prior Total	$100,000					
Comp Land Estimate	$13,100	$13,100	$14,200	$13,100	$12,000	$14,200
Sale Date		10/12/2018	5/10/2018	7/21/2017	8/27/2018	10/25/2017
Sale Price		$107,500	$127,500	$114,000	$146,500	$141,000
Time Adj Sale Price		$109,900	$132,000	$121,000	$150,600	$148,500
TADJSP/SQFT		$98.83	$110.83	$100.08	$128.06	$122.83
Model Adjustments	$65,800	$54,200	$67,900	$58,900	$80,100	$84,100
Adjusted Sale Price		$121,500	$129,900	$127,900	$136,300	$130,200
Comparable Estimate	$129,200 ($116.19/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-30	103.12-7-33	104.09-2-52	103.12-10-1	103.08-10-10	104.09-2-44
Owner	Guerra Eugene L	Vandegriff, Amanda	Augustine, Ann M	McDaniel, Michael	Kwiatek, Gregory M	Powell, Randy
Address	80 Harvard Ave	64 Harvard Ave	118 Harvard Ave	33 Harvard Ave	75 Irving Ter	160 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	77 x 150	60 x 130	51 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1953 / 0	1955 / 0	1957 / 0	1959 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1015	1015	1018	984	1040	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 510	0 0	0 0
SFLA	1015	1015	1018	984	1040	1054
Att/Det Gar Sqft	484	352	308	440	308	440
Prior Land	$10,500					
Prior Total	$99,500					
Comp Land Estimate	$13,800	$13,800	$13,800	$18,200	$15,000	$14,000
Sale Date		10/18/2019	4/12/2018	4/20/2018	4/23/2019	8/9/2018
Sale Price		$140,000	$126,500	$161,000	$150,000	$147,000
Time Adj Sale Price		$140,000	$131,300	$167,100	$151,100	$151,100
TADJSP/SQFT		$137.93	$128.98	$169.82	$145.29	$143.36
Model Adjustments	$70,600	$69,100	$68,800	$92,500	$72,200	$74,300
Adjusted Sale Price		$141,500	$133,100	$145,200	$149,500	$147,400
Comparable Estimate	$143,300 ($141.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-29	103.12-7-33	104.09-2-52	103.08-10-10	103.12-10-1	104.09-2-44
Owner	George Sullivan Trst Ag	Vandegriff, Amanda	Augustine, Ann M	Kwiatek, Gregory M	McDaniel, Michael	Powell, Randy
Address	86 Harvard Ave	64 Harvard Ave	118 Harvard Ave	75 Irving Ter	33 Harvard Ave	160 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 150	50 x 150	50 x 150	60 x 130	77 x 150	51 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1953 / 0	1955 / 0	1959 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1015	1015	1018	1040	984	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 510	0 0
SFLA	1015	1015	1018	1040	984	1054
Att/Det Gar Sqft	400	352	308	308	440	440
Prior Land	$10,600					
Prior Total	$99,300					
Comp Land Estimate	$14,000	$13,800	$13,800	$15,000	$18,200	$14,000
Sale Date		10/18/2019	4/12/2018	4/23/2019	4/20/2018	8/9/2018
Sale Price		$140,000	$126,500	$150,000	$161,000	$147,000
Time Adj Sale Price		$140,000	$131,300	$151,100	$167,100	$151,100
TADJSP/SQFT		$137.93	$128.98	$145.29	$169.82	$143.36
Model Adjustments	$69,400	$69,100	$68,800	$72,200	$92,500	$74,300
Adjusted Sale Price		$140,300	$131,900	$148,300	$144,000	$146,200
Comparable Estimate	$142,100 ($140/SFLA)					

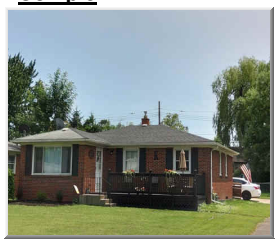
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-1	104.09-2-52	103.12-7-33	103.12-10-1	104.09-6-8	103.08-10-10
Owner	Fitzpatrick, William J	Augustine, Ann M	Vandegriff, Amanda	McDaniel, Michael	Burger, Cody J	Kwiatek, Gregory M
Address	89 Harvard Ave	118 Harvard Ave	64 Harvard Ave	33 Harvard Ave	93 Princeton Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	77 x 150	50 x 226	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1953 / 0	1957 / 0	1954 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	987	1018	1015	984	1011	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 510	0 0	0 0
SFLA	987	1018	1015	984	1011	1040
Att/Det Gar Sqft	360	308	352	440	368	308
Prior Land	$10,500					
Prior Total	$98,100					
Comp Land Estimate	$13,800	$13,800	$13,800	$18,200	$15,300	$15,000
Sale Date		4/12/2018	10/18/2019	4/20/2018	5/30/2018	4/23/2019
Sale Price		$126,500	$140,000	$161,000	$126,500	$150,000
Time Adj Sale Price		$131,300	$140,000	$167,100	$131,000	$151,100
TADJSP/SQFT		$128.98	$137.93	$169.82	$129.57	$145.29
Model Adjustments	$66,800	$68,800	$69,100	$92,500	$67,400	$72,200
Adjusted Sale Price		$129,300	$137,700	$141,400	$130,400	$145,700
Comparable Estimate	$136,900 ($138.7/SFLA)					

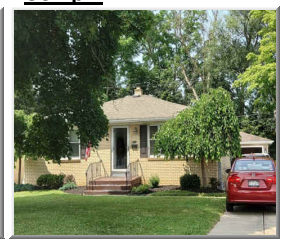
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-28	104.09-2-52	103.12-7-33	103.08-10-10	104.09-2-44	104.09-8-1
Owner	Gena David & Deborah	Augustine, Ann M	Vandegriff, Amanda	Kwiatek, Gregory M	Powell, Randy	Kyler, Jeremy J
Address	90 Harvard Ave	118 Harvard Ave	64 Harvard Ave	75 Irving Ter	160 Harvard Ave	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	60 x 130	51 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1953 / 0	1959 / 0	1958 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1018	1015	1040	1054	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	1064	1018	1015	1040	1054	1095
Att/Det Gar Sqft	220	308	352	308	440	576
Prior Land	$10,500					
Prior Total	$101,500					
Comp Land Estimate	$13,800	$13,800	$13,800	$15,000	$14,000	$13,800
Sale Date		4/12/2018	10/18/2019	4/23/2019	8/9/2018	4/6/2018
Sale Price		$126,500	$140,000	$150,000	$147,000	$111,300
Time Adj Sale Price		$131,300	$140,000	$151,100	$151,100	$115,500
TADJSP/SQFT		$128.98	$137.93	$145.29	$143.36	$105.48
Model Adjustments	$72,100	$68,800	$69,100	$72,200	$74,300	$58,300
Adjusted Sale Price		$134,600	$143,000	$151,000	$148,900	$129,300
Comparable Estimate	$141,400 ($132.89/SFLA)					

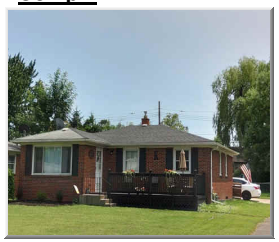
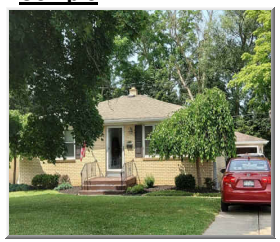
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-2	104.09-2-52	103.12-7-33	103.08-10-10	104.09-8-1	104.09-2-44
Owner	Gay Raymond A & Cher	Augustine, Ann M	Vandegriff, Amanda	Kwiatek, Gregory M	Kyler, Jeremy J	Powell, Randy
Address	93 Harvard Ave	118 Harvard Ave	64 Harvard Ave	75 Irving Ter	147 Harvard Ave	160 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	60 x 130	50 x 150	51 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1953 / 0	1959 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1035	1018	1015	1040	1095	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1035	1018	1015	1040	1095	1054
Att/Det Gar Sqft	462	308	352	308	576	440
Prior Land	$10,500					
Prior Total	$100,200					
Comp Land Estimate	$13,800	$13,800	$13,800	$15,000	$13,800	$14,000
Sale Date		4/12/2018	10/18/2019	4/23/2019	4/6/2018	8/9/2018
Sale Price		$126,500	$140,000	$150,000	$111,300	$147,000
Time Adj Sale Price		$131,300	$140,000	$151,100	$115,500	$151,100
TADJSP/SQFT		$128.98	$137.93	$145.29	$105.48	$143.36
Model Adjustments	$71,400	$68,800	$69,100	$72,200	$58,300	$74,300
Adjusted Sale Price		$133,900	$142,300	$150,300	$128,600	$148,200
Comparable Estimate	$140,700 ($135.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-27	104.09-2-52	103.12-7-33	103.08-10-10	103.12-10-1	104.09-2-44
Owner	Szary, Jean M	Augustine, Ann M	Vandegriff, Amanda	Kwiatek, Gregory M	McDaniel, Michael	Powell, Randy
Address	94 Harvard Ave	118 Harvard Ave	64 Harvard Ave	75 Irving Ter	33 Harvard Ave	160 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	60 x 130	77 x 150	51 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1953 / 0	1959 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1015	1018	1015	1040	984	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 510	0 0
SFLA	1015	1018	1015	1040	984	1054
Att/Det Gar Sqft	440	308	352	308	440	440
Prior Land	$10,500					
Prior Total	$99,900					
Comp Land Estimate	$13,800	$13,800	$13,800	$15,000	$18,200	$14,000
Sale Date		4/12/2018	10/18/2019	4/23/2019	4/20/2018	8/9/2018
Sale Price		$126,500	$140,000	$150,000	$161,000	$147,000
Time Adj Sale Price		$131,300	$140,000	$151,100	$167,100	$151,100
TADJSP/SQFT		$128.98	$137.93	$145.29	$169.82	$143.36
Model Adjustments	$70,100	$68,800	$69,100	$72,200	$92,500	$74,300
Adjusted Sale Price		$132,600	$141,000	$149,000	$144,700	$146,900
Comparable Estimate	$142,800 ($140.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-3	104.09-2-52	103.12-7-33	103.12-10-1	104.09-6-8	104.09-8-1
Owner	Simpkin, David A	Augustine, Ann M	Vandegriff, Amanda	McDaniel, Michael	Burger, Cody J	Kyler, Jeremy J
Address	99 Harvard Ave	118 Harvard Ave	64 Harvard Ave	33 Harvard Ave	93 Princeton Ave	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	77 x 150	50 x 226	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1953 / 0	1957 / 0	1954 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	987	1018	1015	984	1011	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 510	0 0	0 400
SFLA	987	1018	1015	984	1011	1095
Att/Det Gar Sqft	576	308	352	440	368	576
Prior Land	$10,500					
Prior Total	$100,200					
Comp Land Estimate	$13,800	$13,800	$13,800	$18,200	$15,300	$13,800
Sale Date		4/12/2018	10/18/2019	4/20/2018	5/30/2018	4/6/2018
Sale Price		$126,500	$140,000	$161,000	$126,500	$111,300
Time Adj Sale Price		$131,300	$140,000	$167,100	$131,000	$115,500
TADJSP/SQFT		$128.98	$137.93	$169.82	$129.57	$105.48
Model Adjustments	$69,300	$68,800	$69,100	$92,500	$67,400	$58,300
Adjusted Sale Price		$131,800	$140,200	$143,900	$132,900	$126,500
Comparable Estimate	$135,100 ($136.88/SFLA)					

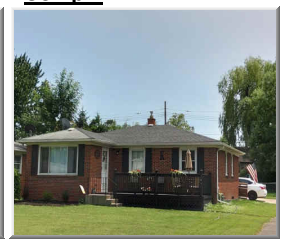
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-26	104.09-2-52	103.08-10-10	103.12-7-33	104.09-2-44	104.09-8-1
Owner	Bujnicki, Joseph P	Augustine, Ann M	Kwiatek, Gregory M	Vandegriff, Amanda	Powell, Randy	Kyler, Jeremy J
Address	100 Harvard Ave	118 Harvard Ave	75 Irving Ter	64 Harvard Ave	160 Harvard Ave	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 150	50 x 150	60 x 130	50 x 150	51 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1959 / 0	1953 / 0	1958 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1018	1040	1015	1054	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 0	0 0	0 0	0 0	0 400
SFLA	1064	1018	1040	1015	1054	1095
Att/Det Gar Sqft	280	308	308	352	440	576
Prior Land	$10,600					
Prior Total	$100,700					
Comp Land Estimate	$14,000	$13,800	$15,000	$13,800	$14,000	$13,800
Sale Date		4/12/2018	4/23/2019	10/18/2019	8/9/2018	4/6/2018
Sale Price		$126,500	$150,000	$140,000	$147,000	$111,300
Time Adj Sale Price		$131,300	$151,100	$140,000	$151,100	$115,500
TADJSP/SQFT		$128.98	$145.29	$137.93	$143.36	$105.48
Model Adjustments	$71,900	$68,800	$72,200	$69,100	$74,300	$58,300
Adjusted Sale Price		$134,400	$150,800	$142,800	$148,700	$129,100
Comparable Estimate	$141,200 ($132.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-4	104.09-2-52	103.12-7-33	104.09-8-1	104.09-2-44	103.08-10-10
Owner	Sherry, Jessica N	Augustine, Ann M	Vandegriff, Amanda	Kyler, Jeremy J	Powell, Randy	Kwiatek, Gregory M
Address	103 Harvard Ave	118 Harvard Ave	64 Harvard Ave	147 Harvard Ave	160 Harvard Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	50 x 150	51 x 150	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1953 / 0	1955 / 0	1958 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1035	1018	1015	1095	1054	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 400	0 0	0 0
SFLA	1035	1018	1015	1095	1054	1040
Att/Det Gar Sqft	360	308	352	576	440	308
Prior Land	$10,500					
Prior Total	$100,000					
Comp Land Estimate	$13,800	$13,800	$13,800	$13,800	$14,000	$15,000
Sale Date		4/12/2018	10/18/2019	4/6/2018	8/9/2018	4/23/2019
Sale Price		$126,500	$140,000	$111,300	$147,000	$150,000
Time Adj Sale Price		$131,300	$140,000	$115,500	$151,100	$151,100
TADJSP/SQFT		$128.98	$137.93	$105.48	$143.36	$145.29
Model Adjustments	$71,300	$68,800	$69,100	$58,300	$74,300	$72,200
Adjusted Sale Price		$133,800	$142,200	$128,500	$148,100	$150,200
Comparable Estimate	$140,600 ($135.85/SFLA)					

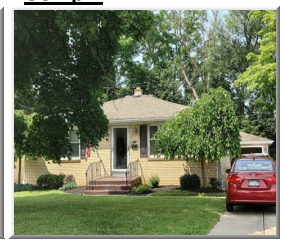
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-25	104.09-8-1	104.09-2-52	104.09-2-44	103.08-10-10	103.12-7-33
Owner	Wagner Robert W &	Kyler, Jeremy J	Augustine, Ann M	Powell, Randy	Kwiatek, Gregory M	Vandegriff, Amanda
Address	104 Harvard Ave	147 Harvard Ave	118 Harvard Ave	160 Harvard Ave	75 Irving Ter	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	51 x 150	60 x 130	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1955 / 0	1958 / 0	1959 / 0	1953 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1122	1095	1018	1054	1040	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1122	1095	1018	1054	1040	1015
Att/Det Gar Sqft	360	576	308	440	308	352
Prior Land	$10,500					
Prior Total	$104,800					
Comp Land Estimate	$13,800	$13,800	$13,800	$14,000	$15,000	$13,800
Sale Date		4/6/2018	4/12/2018	8/9/2018	4/23/2019	10/18/2019
Sale Price		$111,300	$126,500	$147,000	$150,000	$140,000
Time Adj Sale Price		$115,500	$131,300	$151,100	$151,100	$140,000
TADJSP/SQFT		$105.48	$128.98	$143.36	$145.29	$137.93
Model Adjustments	$76,000	$58,300	$68,800	$74,300	$72,200	$69,100
Adjusted Sale Price		$133,200	$138,500	$152,800	$154,900	$146,900
Comparable Estimate	$145,300 ($129.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-15	103.12-8-9	104.09-9-8	104.09-9-12	103.12-8-25	103.12-9-15
Owner	Walker, Nicholas	Barton, Jeffrey	Bucholtz, Jessica L	Smith, Carrie E	Hyman, Adrianna	Herrmann, Christopher
Address	33 5th St	34 5th St	14 4th St	84 Princeton Ave	43 Nardin Dr	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	87 x 143	52 x 125	47 x 125	52 x 150	52 x 125	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1953 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	755	752	784	794	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 480	0 364	0 378	0 403	0 200
SFLA	1127	1112	1176	1191	1209	1209
Att/Det Gar Sqft	576	400	352	400	440	528
Prior Land	$14,800					
Prior Total	$91,900					
Comp Land Estimate	$18,800	$13,100	$12,000	$14,200	$13,100	$14,200
Sale Date		10/12/2018	8/27/2018	5/10/2018	7/21/2017	10/25/2017
Sale Price		$107,500	$146,500	$127,500	$114,000	$141,000
Time Adj Sale Price		$109,900	$150,600	$132,000	$121,000	$148,500
TADJSP/SQFT		$98.83	$128.06	$110.83	$100.08	$122.83
Model Adjustments	$69,600	$54,200	$80,100	$67,900	$58,900	$84,100
Adjusted Sale Price		$125,300	$140,100	$133,700	$131,700	$134,000
Comparable Estimate	$133,000 ($118.01/SFLA)					

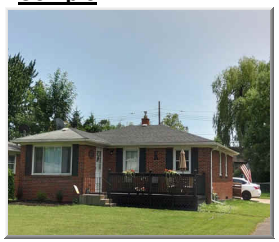
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-5	104.09-2-52	104.09-8-1	104.09-2-44	103.12-7-33	103.08-10-10
Owner	Carey, Kevin J	Augustine, Ann M	Kyler, Jeremy J	Powell, Randy	Vandegriff, Amanda	Kwiatek, Gregory M
Address	107 Harvard Ave	118 Harvard Ave	147 Harvard Ave	160 Harvard Ave	64 Harvard Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	51 x 150	50 x 150	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1955 / 0	1958 / 0	1953 / 0	1959 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1018	1095	1054	1015	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 140	0 0	0 400	0 0	0 0	0 0
SFLA	1064	1018	1095	1054	1015	1040
Att/Det Gar Sqft	252	308	576	440	352	308
Prior Land	$10,500					
Prior Total	$100,600					
Comp Land Estimate	$13,800	$13,800	$13,800	$14,000	$13,800	$15,000
Sale Date		4/12/2018	4/6/2018	8/9/2018	10/18/2019	4/23/2019
Sale Price		$126,500	$111,300	$147,000	$140,000	$150,000
Time Adj Sale Price		$131,300	$115,500	$151,100	$140,000	$151,100
TADJSP/SQFT		$128.98	$105.48	$143.36	$137.93	$145.29
Model Adjustments	$71,300	$68,800	$58,300	$74,300	$69,100	$72,200
Adjusted Sale Price		$133,800	$128,500	$148,100	$142,200	$150,200
Comparable Estimate	$140,600 ($132.14/SFLA)					



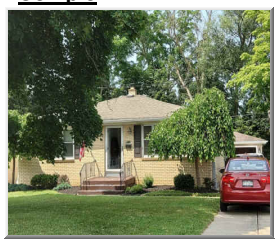
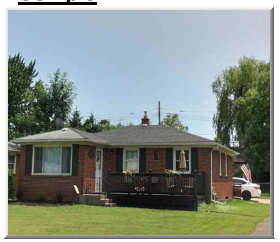
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-24	104.09-2-52	104.09-2-44	103.08-10-10	104.09-8-1	103.12-7-33
Owner	Ford, Richard P	Augustine, Ann M	Powell, Randy	Kwiatek, Gregory M	Kyler, Jeremy J	Vandegriff, Amanda
Address	108 Harvard Ave	118 Harvard Ave	160 Harvard Ave	75 Irving Ter	147 Harvard Ave	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	60 x 130	50 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1958 / 0	1959 / 0	1955 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1018	1054	1040	1095	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 532	0 0	0 0	0 0	0 400	0 0
SFLA	1064	1018	1054	1040	1095	1015
Att/Det Gar Sqft	220	308	440	308	576	352
Prior Land	$10,500					
Prior Total	$101,600					
Comp Land Estimate	$13,800	$13,800	$14,000	$15,000	$13,800	$13,800
Sale Date		4/12/2018	8/9/2018	4/23/2019	4/6/2018	10/18/2019
Sale Price		$126,500	$147,000	$150,000	$111,300	$140,000
Time Adj Sale Price		$131,300	$151,100	$151,100	$115,500	$140,000
TADJSP/SQFT		$128.98	$143.36	$145.29	$105.48	$137.93
Model Adjustments	$70,900	$68,800	$74,300	$72,200	$58,300	$69,100
Adjusted Sale Price		$133,400	$147,700	$149,800	$128,100	$141,800
Comparable Estimate	$140,200 ($131.77/SFLA)					

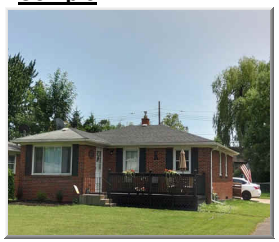


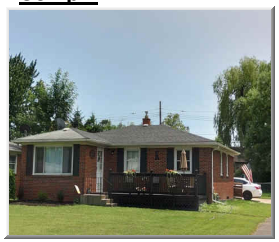
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-7-23	104.09-2-52	103.12-7-33	103.08-10-10	104.09-2-44	104.09-6-8
Owner	Ruszczyk Danielle M	Augustine, Ann M	Vandegriff, Amanda	Kwiatek, Gregory M	Powell, Randy	Burger, Cody J
Address	114 Harvard Ave	118 Harvard Ave	64 Harvard Ave	75 Irving Ter	160 Harvard Ave	93 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 150	50 x 150	50 x 150	60 x 130	51 x 150	50 x 226
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1953 / 0	1959 / 0	1958 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1014	1018	1015	1040	1054	1011
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 104	0 0	0 0	0 0	0 0	0 0
SFLA	1014	1018	1015	1040	1054	1011
Att/Det Gar Sqft	308	308	352	308	440	368
Prior Land	$10,600					
Prior Total	$98,200					
Comp Land Estimate	$14,000	$13,800	$13,800	$15,000	$14,000	$15,300
Sale Date		4/12/2018	10/18/2019	4/23/2019	8/9/2018	5/30/2018
Sale Price		$126,500	$140,000	$150,000	$147,000	$126,500
Time Adj Sale Price		$131,300	$140,000	$151,100	$151,100	$131,000
TADJSP/SQFT		$128.98	$137.93	$145.29	$143.36	$129.57
Model Adjustments	$68,900	$68,800	$69,100	$72,200	$74,300	$67,400
Adjusted Sale Price		$131,400	$139,800	$147,800	$145,700	$132,500
Comparable Estimate	$139,400 ($137.48/SFLA)					

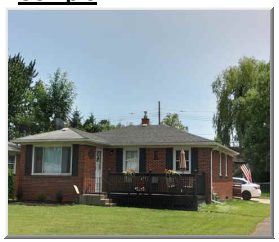


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-1	104.09-2-52	104.09-2-44	104.09-8-1	103.08-10-10	104.09-6-8
Owner	Kuenzi, Dennis M	Augustine, Ann M	Powell, Randy	Kyler, Jeremy J	Kwiatek, Gregory M	Burger, Cody J
Address	117 Harvard Ave	118 Harvard Ave	160 Harvard Ave	147 Harvard Ave	75 Irving Ter	93 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	50 x 150	60 x 130	50 x 226
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1958 / 0	1955 / 0	1959 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1044	1018	1054	1095	1040	1011
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 689	0 0	0 0	0 400	0 0	0 0
SFLA	1044	1018	1054	1095	1040	1011
Att/Det Gar Sqft	484	308	440	576	308	368
Prior Land	$10,500					
Prior Total	$93,900					
Comp Land Estimate	$13,800	$13,800	$14,000	$13,800	$15,000	$15,300
Sale Date		4/12/2018	8/9/2018	4/6/2018	4/23/2019	5/30/2018
Sale Price		$126,500	$147,000	$111,300	$150,000	$126,500
Time Adj Sale Price		$131,300	$151,100	$115,500	$151,100	$131,000
TADJSP/SQFT		$128.98	$143.36	$105.48	$145.29	$129.57
Model Adjustments	$73,900	$68,800	$74,300	$58,300	$72,200	$67,400
Adjusted Sale Price		$136,400	$150,700	$131,100	$152,800	$137,500
Comparable Estimate	$141,700 ($135.73/SFLA)					

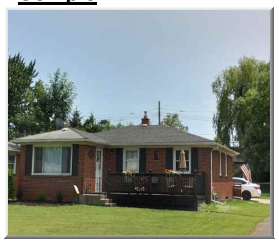
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-52	104.09-2-52	103.12-7-33	104.09-2-44	103.08-10-10	104.09-8-1
Owner	Augustine Ann M	Augustine, Ann M	Vandegriff, Amanda	Powell, Randy	Kwiatek, Gregory M	Kyler, Jeremy J
Address	118 Harvard Ave	118 Harvard Ave	64 Harvard Ave	160 Harvard Ave	75 Irving Ter	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	51 x 150	60 x 130	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1953 / 0	1958 / 0	1959 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1018	1018	1015	1054	1040	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	1018	1018	1015	1054	1040	1095
Att/Det Gar Sqft	308	308	352	440	308	576
Prior Land	$10,500					
Prior Total	$98,300					
Comp Land Estimate	$13,800	$13,800	$13,800	$14,000	$15,000	$13,800
Sale Date		4/12/2018	10/18/2019	8/9/2018	4/23/2019	4/6/2018
Sale Price		$126,500	$140,000	$147,000	$150,000	$111,300
Time Adj Sale Price		$131,300	$140,000	$151,100	$151,100	$115,500
TADJSP/SQFT		$128.98	$137.93	$143.36	$145.29	$105.48
Model Adjustments	$68,800	$68,800	$69,100	$74,300	$72,200	$58,300
Adjusted Sale Price		$131,300	$139,700	$145,600	$147,700	$126,000
Comparable Estimate	$138,100 ($135.66/SFLA)					

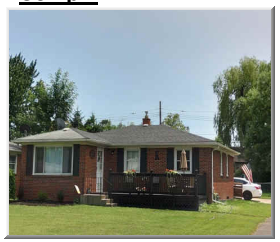
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-2	104.09-2-52	104.09-2-44	104.09-6-8	103.12-10-1	104.09-8-1
Owner	Gray, Lawrence	Augustine, Ann M	Powell, Randy	Burger, Cody J	McDaniel, Michael	Kyler, Jeremy J
Address	123 Harvard Ave	118 Harvard Ave	160 Harvard Ave	93 Princeton Ave	33 Harvard Ave	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	50 x 226	77 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1955 / 0	1958 / 0	1954 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	1018	1054	1011	984	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 510	0 400
SFLA	780	1018	1054	1011	984	1095
Att/Det Gar Sqft	528	308	440	368	440	576
Prior Land	$10,500					
Prior Total	$89,200					
Comp Land Estimate	$13,800	$13,800	$14,000	$15,300	$18,200	$13,800
Sale Date		4/12/2018	8/9/2018	5/30/2018	4/20/2018	4/6/2018
Sale Price		$126,500	$147,000	$126,500	$161,000	$111,300
Time Adj Sale Price		$131,300	$151,100	$131,000	$167,100	$115,500
TADJSP/SQFT		$128.98	$143.36	$129.57	$169.82	$105.48
Model Adjustments	$59,300	$68,800	$74,300	$67,400	$92,500	$58,300
Adjusted Sale Price		$121,800	$136,100	$122,900	$133,900	$116,500
Comparable Estimate	$126,200 ($161.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-51	104.09-2-52	104.09-2-44	103.12-7-33	104.09-8-1	104.09-6-8
Owner	Donahue, Marie C	Augustine, Ann M	Powell, Randy	Vandegriff, Amanda	Kyler, Jeremy J	Burger, Cody J
Address	124 Harvard Ave	118 Harvard Ave	160 Harvard Ave	64 Harvard Ave	147 Harvard Ave	93 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	50 x 150	50 x 150	50 x 226
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1953 / 0	1955 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1006	1018	1054	1015	1095	1011
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 1006	0 0	0 0	0 0	0 400	0 0
SFLA	1006	1018	1054	1015	1095	1011
Att/Det Gar Sqft	352	308	440	352	576	368
Prior Land	$10,500					
Prior Total	$97,400					
Comp Land Estimate	$13,800	$13,800	$14,000	$13,800	$13,800	$15,300
Sale Date		4/12/2018	8/9/2018	10/18/2019	4/6/2018	5/30/2018
Sale Price		$126,500	$147,000	$140,000	$111,300	$126,500
Time Adj Sale Price		$131,300	$151,100	$140,000	$115,500	$131,000
TADJSP/SQFT		$128.98	$143.36	$137.93	$105.48	$129.57
Model Adjustments	$63,100	$68,800	$74,300	$69,100	$58,300	$67,400
Adjusted Sale Price		$125,600	$139,900	$134,000	$120,300	$126,700
Comparable Estimate	$129,300 ($128.53/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-3	104.09-2-52	104.09-2-44	104.09-8-1	104.09-6-8	103.08-10-10
Owner	Elliott, Linda J	Augustine, Ann M	Powell, Randy	Kyler, Jeremy J	Burger, Cody J	Kwiatek, Gregory M
Address	129 Harvard Ave	118 Harvard Ave	160 Harvard Ave	147 Harvard Ave	93 Princeton Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	50 x 150	50 x 226	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1958 / 0	1955 / 0	1954 / 0	1959 / 0
Condition	2 Fair	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1036	1018	1054	1095	1011	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1036	1018	1054	1095	1011	1040
Att/Det Gar Sqft	220	308	440	576	368	308
Prior Land	$10,500					
Prior Total	$93,500					
Comp Land Estimate	$13,800	$13,800	$14,000	$13,800	$15,300	$15,000
Sale Date		4/12/2018	8/9/2018	4/6/2018	5/30/2018	4/23/2019
Sale Price		$126,500	$147,000	$111,300	$126,500	$150,000
Time Adj Sale Price		$131,300	$151,100	$115,500	$131,000	$151,100
TADJSP/SQFT		$128.98	$143.36	$105.48	$129.57	$145.29
Model Adjustments	$62,400	$68,800	$74,300	$58,300	$67,400	$72,200
Adjusted Sale Price		$124,900	$139,200	$119,600	$126,000	$141,300
Comparable Estimate	$130,200 ($125.68/SFLA)					

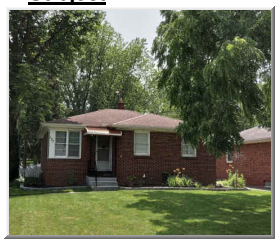
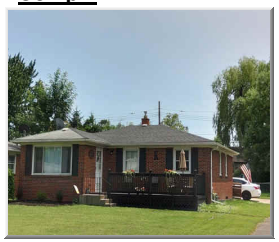
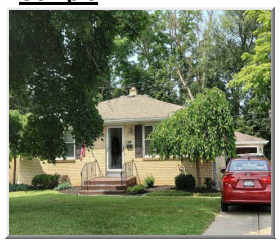
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-50	104.09-2-52	104.09-2-44	104.09-8-1	103.08-10-10	103.12-7-33
Owner	Epolito, Mildred L	Augustine, Ann M	Powell, Randy	Kyler, Jeremy J	Kwiatek, Gregory M	Vandegriff, Amanda
Address	130 Harvard Ave	118 Harvard Ave	160 Harvard Ave	147 Harvard Ave	75 Irving Ter	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 150	50 x 150	51 x 150	50 x 150	60 x 130	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1955 / 0	1959 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1018	1054	1095	1040	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 120	0 0	0 0	0 400	0 0	0 0
SFLA	1064	1018	1054	1095	1040	1015
Att/Det Gar Sqft	352	308	440	576	308	352
Prior Land	$10,600					
Prior Total	$102,200					
Comp Land Estimate	$14,000	$13,800	$14,000	$13,800	$15,000	$13,800
Sale Date		4/12/2018	8/9/2018	4/6/2018	4/23/2019	10/18/2019
Sale Price		$126,500	$147,000	$111,300	$150,000	$140,000
Time Adj Sale Price		$131,300	$151,100	$115,500	$151,100	$140,000
TADJSP/SQFT		$128.98	$143.36	$105.48	$145.29	$137.93
Model Adjustments	$71,200	$68,800	$74,300	$58,300	$72,200	$69,100
Adjusted Sale Price		$133,700	$148,000	$128,400	$150,100	$142,100
Comparable Estimate	$140,500 ($132.05/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-4	104.09-2-52	104.09-2-44	104.09-6-8	104.09-8-1	103.12-7-33
Owner	Brady James H & Mary I	Augustine, Ann M	Powell, Randy	Burger, Cody J	Kyler, Jeremy J	Vandegriff, Amanda
Address	133 Harvard Ave	118 Harvard Ave	160 Harvard Ave	93 Princeton Ave	147 Harvard Ave	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	50 x 226	50 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1958 / 0	1954 / 0	1955 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1018	1054	1011	1095	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1008	1018	1054	1011	1095	1015
Att/Det Gar Sqft	320	308	440	368	576	352
Prior Land	$10,500					
Prior Total	$97,100					
Comp Land Estimate	$13,800	$13,800	$14,000	$15,300	$13,800	$13,800
Sale Date		4/12/2018	8/9/2018	5/30/2018	4/6/2018	10/18/2019
Sale Price		$126,500	$147,000	$126,500	$111,300	$140,000
Time Adj Sale Price		$131,300	$151,100	$131,000	$115,500	$140,000
TADJSP/SQFT		$128.98	$143.36	$129.57	$105.48	$137.93
Model Adjustments	$67,500	$68,800	$74,300	$67,400	$58,300	$69,100
Adjusted Sale Price		$130,000	$144,300	$131,100	$124,700	$138,400
Comparable Estimate	$133,700 ($132.64/SFLA)					

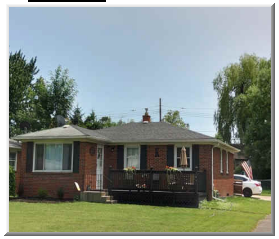
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-9	103.12-8-9	103.12-8-25	104.09-9-12	104.09-9-8	103.12-9-21
Owner	Barton Jeffrey	Barton, Jeffrey	Hyman, Adrianna	Smith, Carrie E	Bucholtz, Jessica L	Bennett, Stephen
Address	34 5th St	34 5th St	43 Nardin Dr	84 Princeton Ave	14 4th St	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	52 x 125	52 x 150	47 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1953 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	752	752	806	794	784	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 480	0 480	0 403	0 378	0 364	0 200
SFLA	1112	1112	1209	1191	1176	1209
Att/Det Gar Sqft	400	400	440	400	352	280
Prior Land	$10,000					
Prior Total	$91,000					
Comp Land Estimate	$13,100	$13,100	$13,100	$14,200	$12,000	$13,300
Sale Date		10/12/2018	7/21/2017	5/10/2018	8/27/2018	11/20/2019
Sale Price		$107,500	$114,000	$127,500	$146,500	$129,000
Time Adj Sale Price		$109,900	$121,000	$132,000	$150,600	$129,000
TADJSP/SQFT		$98.83	$100.08	$110.83	$128.06	$106.70
Model Adjustments	$63,100	$54,200	$58,900	$67,900	$80,100	$63,500
Adjusted Sale Price		$118,800	$125,200	$127,200	$133,600	$128,600
Comparable Estimate	$126,700 ($113.94/SFLA)					

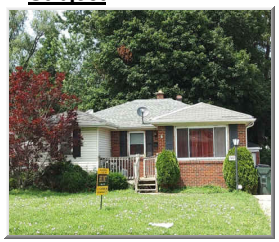
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-49	104.09-2-44	104.09-2-52	104.09-8-1	103.08-10-10	103.12-7-33
Owner	Cobb, Brian	Powell, Randy	Augustine, Ann M	Kyler, Jeremy J	Kwiatek, Gregory M	Vandegriff, Amanda
Address	134 Harvard Ave	160 Harvard Ave	118 Harvard Ave	147 Harvard Ave	75 Irving Ter	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	51 x 150	50 x 150	50 x 150	60 x 130	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1955 / 0	1959 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1054	1018	1095	1040	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1064	1054	1018	1095	1040	1015
Att/Det Gar Sqft	240	440	308	576	308	352
Prior Land	$10,500					
Prior Total	$102,500					
Comp Land Estimate	$13,800	$14,000	$13,800	$13,800	$15,000	$13,800
Sale Date		8/9/2018	4/12/2018	4/6/2018	4/23/2019	10/18/2019
Sale Price		$147,000	$126,500	$111,300	$150,000	$140,000
Time Adj Sale Price		$151,100	$131,300	$115,500	$151,100	$140,000
TADJSP/SQFT		$143.36	$128.98	$105.48	$145.29	$137.93
Model Adjustments	$72,300	$74,300	$68,800	$58,300	$72,200	$69,100
Adjusted Sale Price		$149,100	$134,800	$129,500	$151,200	$143,200
Comparable Estimate	$141,600 ($133.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-5	104.09-8-1	104.09-2-39	104.09-2-44	104.09-2-52	104.09-6-8
Owner	Franclemont, Matthew	Kyler, Jeremy J	Redman, Elizabeth A	Powell, Randy	Augustine, Ann M	Burger, Cody J
Address	137 Harvard Ave	147 Harvard Ave	188 Harvard Ave	160 Harvard Ave	118 Harvard Ave	93 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	50 x 150	51 x 150	50 x 150	50 x 226
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1950 / 0	1958 / 0	1955 / 0	1954 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1225	1095	1317	1054	1018	1011
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	644 0	0 0	0 0	0 0
SFLA	1225	1095	1317	1054	1018	1011
Att/Det Gar Sqft	484	576	308	440	308	368
Prior Land	$10,500					
Prior Total	$96,100					
Comp Land Estimate	$13,800	$13,800	$13,800	$14,000	$13,800	$15,300
Sale Date		4/6/2018	4/4/2017	8/9/2018	4/12/2018	5/30/2018
Sale Price		$111,300	$136,000	$147,000	$126,500	$126,500
Time Adj Sale Price		$115,500	$139,200	$151,100	$131,300	$131,000
TADJSP/SQFT		$105.48	$105.69	$143.36	$128.98	$129.57
Model Adjustments	$81,600	$58,300	$85,700	$74,300	$68,800	$67,400
Adjusted Sale Price		$138,800	$135,100	$158,400	$144,100	$145,200
Comparable Estimate	$144,300 ($117.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-48	104.09-2-52	104.09-2-44	104.09-8-1	103.08-10-10	104.05-5-1
Owner	Connolly, Shawn J	Augustine, Ann M	Powell, Randy	Kyler, Jeremy J	Kwiatek, Gregory M	Adams, Charles E III
Address	138 Harvard Ave	118 Harvard Ave	160 Harvard Ave	147 Harvard Ave	75 Irving Ter	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	50 x 150	60 x 130	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1958 / 0	1955 / 0	1959 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1006	1018	1054	1095	1040	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 192	0 0	0 0	0 400	0 0	0 0
SFLA	1006	1018	1054	1095	1040	1016
Att/Det Gar Sqft	280	308	440	576	308	280
Prior Land	$10,500					
Prior Total	$97,000					
Comp Land Estimate	$13,800	$13,800	$14,000	$13,800	$15,000	$18,300
Sale Date		4/12/2018	8/9/2018	4/6/2018	4/23/2019	9/25/2017
Sale Price		$126,500	$147,000	$111,300	$150,000	$122,500
Time Adj Sale Price		$131,300	$151,100	$115,500	$151,100	$129,300
TADJSP/SQFT		$128.98	$143.36	$105.48	$145.29	$127.26
Model Adjustments	$68,300	$68,800	$74,300	$58,300	$72,200	$62,300
Adjusted Sale Price		$130,800	$145,100	$125,500	$147,200	$135,300
Comparable Estimate	$136,800 ($135.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-47	103.08-7-59	104.05-1-12	104.09-2-39	103.08-5-16	103.08-5-8
Owner	Weber, George E II	Warmus, Amanda B	Gurowicz, William J	Redman, Elizabeth A	Schopf, Steven J	Whalen, Mary Jo
Address	144 Harvard Ave	55 Dartmouth Dr	37 Rogers Dr	188 Harvard Ave	32 Cornell Dr	64 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 150	80 x 154	75 x 120	50 x 150	91 x 160	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1952 / 0	1950 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	1 Slab/pier 0	3 Partial 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1675	1540	1422	1317	1486	1536
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	644 0	0 0	0 0
SFLA	1675	1540	1422	1317	1486	1536
Att/Det Gar Sqft	280	396	368	308	264	
Prior Land	$10,600					
Prior Total	$122,700					
Comp Land Estimate	$14,000	$18,900	$16,200	$13,800	$19,900	$18,400
Sale Date		1/22/2018	8/29/2019	4/4/2017	8/2/2019	7/1/2019
Sale Price		$151,500	$150,000	$136,000	$193,000	$155,000
Time Adj Sale Price		$158,400	$150,000	$139,200	$193,000	$155,000
TADJSP/SQFT		$102.86	$105.49	$105.69	$129.88	$100.91
Model Adjustments	$106,300	$88,600	$91,100	$85,700	$118,200	$89,600
Adjusted Sale Price		$176,100	$165,200	$159,800	$181,100	$171,700
Comparable Estimate	$170,800 ($101.97/SFLA)					

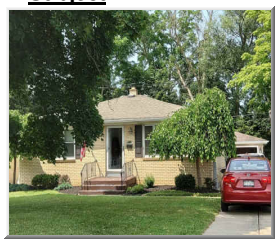
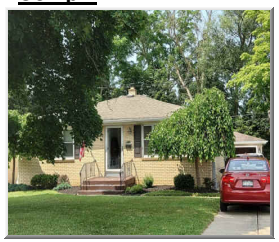
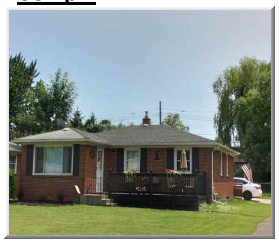
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-8-1	104.09-8-1	104.09-2-44	104.09-2-52	104.09-6-8	103.08-10-10
Owner	Kyler Jeremy J	Kyler, Jeremy J	Powell, Randy	Augustine, Ann M	Burger, Cody J	Kwiatek, Gregory M
Address	147 Harvard Ave	147 Harvard Ave	160 Harvard Ave	118 Harvard Ave	93 Princeton Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	50 x 150	50 x 226	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1955 / 0	1954 / 0	1959 / 0
Condition	2 Fair	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	2	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1095	1095	1054	1018	1011	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 400	0 0	0 0	0 0	0 0
SFLA	1095	1095	1054	1018	1011	1040
Att/Det Gar Sqft	576	576	440	308	368	308
Prior Land	$10,500					
Prior Total	$105,300					
Comp Land Estimate	$13,800	$13,800	$14,000	$13,800	$15,300	$15,000
Sale Date		4/6/2018	8/9/2018	4/12/2018	5/30/2018	4/23/2019
Sale Price		$111,300	$147,000	$126,500	$126,500	$150,000
Time Adj Sale Price		$115,500	$151,100	$131,300	$131,000	$151,100
TADJSP/SQFT		$105.48	$143.36	$128.98	$129.57	$145.29
Model Adjustments	$58,300	$58,300	$74,300	$68,800	$67,400	$72,200
Adjusted Sale Price		$115,500	$135,100	$120,800	$121,900	$137,200
Comparable Estimate	$126,100 ($115.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-46	104.09-8-1	104.09-2-44	104.09-2-52	103.08-10-10	104.09-6-8
Owner	Leo Kathleen	Kyler, Jeremy J	Powell, Randy	Augustine, Ann M	Kwiatek, Gregory M	Burger, Cody J
Address	148 Harvard Ave	147 Harvard Ave	160 Harvard Ave	118 Harvard Ave	75 Irving Ter	93 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	50 x 150	60 x 130	50 x 226
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1955 / 0	1959 / 0	1954 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	2
Full/Half Baths	2 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1124	1095	1054	1018	1040	1011
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1124	1095	1054	1018	1040	1011
Att/Det Gar Sqft	280	576	440	308	308	368
Prior Land	$10,500					
Prior Total	$103,900					
Comp Land Estimate	$13,800	$13,800	$14,000	$13,800	$15,000	$15,300
Sale Date		4/6/2018	8/9/2018	4/12/2018	4/23/2019	5/30/2018
Sale Price		$111,300	$147,000	$126,500	$150,000	$126,500
Time Adj Sale Price		$115,500	$151,100	$131,300	$151,100	$131,000
TADJSP/SQFT		$105.48	$143.36	$128.98	$145.29	$129.57
Model Adjustments	$76,100	$58,300	$74,300	$68,800	$72,200	$67,400
Adjusted Sale Price		$133,300	$152,900	$138,600	$155,000	$139,700
Comparable Estimate	$143,900 ($128.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-8-2	104.09-2-44	104.09-2-52	104.09-8-1	104.09-6-8	104.05-5-1
Owner	Marzec, Anthony D	Powell, Randy	Augustine, Ann M	Kyler, Jeremy J	Burger, Cody J	Adams, Charles E III
Address	153 Harvard Ave	160 Harvard Ave	118 Harvard Ave	147 Harvard Ave	93 Princeton Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	51 x 150	50 x 150	50 x 150	50 x 226	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1955 / 0	1955 / 0	1954 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1018	1054	1018	1095	1011	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1018	1054	1018	1095	1011	1016
Att/Det Gar Sqft	352	440	308	576	368	280
Prior Land	$10,500					
Prior Total	$96,600					
Comp Land Estimate	$13,800	$14,000	$13,800	$13,800	$15,300	$18,300
Sale Date		8/9/2018	4/12/2018	4/6/2018	5/30/2018	9/25/2017
Sale Price		$147,000	$126,500	$111,300	$126,500	$122,500
Time Adj Sale Price		$151,100	$131,300	$115,500	$131,000	$129,300
TADJSP/SQFT		$143.36	$128.98	$105.48	$129.57	$127.26
Model Adjustments	$69,300	$74,300	$68,800	$58,300	$67,400	$62,300
Adjusted Sale Price		$146,100	$131,800	$126,500	$132,900	$136,300
Comparable Estimate	$134,700 ($132.32/SFLA)					

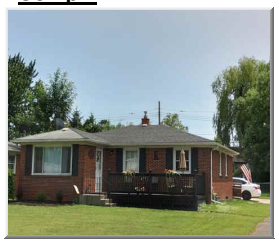
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-45	104.09-2-44	104.09-2-52	104.09-8-1	104.09-6-8	104.05-5-1
Owner	Haymes, Lori	Powell, Randy	Augustine, Ann M	Kyler, Jeremy J	Burger, Cody J	Adams, Charles E III
Address	154 Harvard Ave	160 Harvard Ave	118 Harvard Ave	147 Harvard Ave	93 Princeton Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	51 x 150	50 x 150	50 x 150	50 x 226	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1955 / 0	1954 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	987	1054	1018	1095	1011	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	987	1054	1018	1095	1011	1016
Att/Det Gar Sqft	440	440	308	576	368	280
Prior Land	$10,500					
Prior Total	$98,300					
Comp Land Estimate	$13,800	$14,000	$13,800	$13,800	$15,300	$18,300
Sale Date		8/9/2018	4/12/2018	4/6/2018	5/30/2018	9/25/2017
Sale Price		$147,000	$126,500	$111,300	$126,500	$122,500
Time Adj Sale Price		$151,100	$131,300	$115,500	$131,000	$129,300
TADJSP/SQFT		$143.36	$128.98	$105.48	$129.57	$127.26
Model Adjustments	$71,600	$74,300	$68,800	$58,300	$67,400	$62,300
Adjusted Sale Price		$148,400	$134,100	$128,800	$135,200	$138,600
Comparable Estimate	$137,000 ($138.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-8-3	104.09-2-39	103.08-7-59	104.05-1-12	103.08-5-16	103.08-5-8
Owner	Miller Mark S & Susan N	Redman, Elizabeth A	Warmus, Amanda B	Gurowicz, William J	Schopf, Steven J	Whalen, Mary Jo
Address	159 Harvard Ave	188 Harvard Ave	55 Dartmouth Dr	37 Rogers Dr	32 Cornell Dr	64 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	80 x 154	75 x 120	91 x 160	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1950 / 0	1956 / 0	1952 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	3 / 0	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1652	1317	1540	1422	1486	1536
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	644 0	0 0	0 0	0 0	0 0
SFLA	1652	1317	1540	1422	1486	1536
Att/Det Gar Sqft		308	396	368	264	
Prior Land	$10,500					
Prior Total	$126,400					
Comp Land Estimate	$13,800	$13,800	$18,900	$16,200	$19,900	$18,400
Sale Date		4/4/2017	1/22/2018	8/29/2019	8/2/2019	7/1/2019
Sale Price		$136,000	$151,500	$150,000	$193,000	$155,000
Time Adj Sale Price		$139,200	$158,400	$150,000	$193,000	$155,000
TADJSP/SQFT		$105.69	$102.86	$105.49	$129.88	$100.91
Model Adjustments	$105,400	$85,700	$88,600	$91,100	$118,200	$89,600
Adjusted Sale Price		$158,900	$175,200	$164,300	$180,200	$170,800
Comparable Estimate	$169,900 ($102.85/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-44	104.09-2-44	104.09-8-1	104.09-2-52	103.08-10-10	104.05-5-1
Owner	Powell, Randy	Powell, Randy	Kyler, Jeremy J	Augustine, Ann M	Kwiatek, Gregory M	Adams, Charles E III
Address	160 Harvard Ave	160 Harvard Ave	147 Harvard Ave	118 Harvard Ave	75 Irving Ter	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	51 x 150	51 x 150	50 x 150	50 x 150	60 x 130	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1955 / 0	1955 / 0	1959 / 0	1957 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1054	1054	1095	1018	1040	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	1054	1054	1095	1018	1040	1016
Att/Det Gar Sqft	440	440	576	308	308	280
Prior Land	$10,600					
Prior Total	$101,300					
Comp Land Estimate	$14,000	$14,000	$13,800	$13,800	$15,000	$18,300
Sale Date		8/9/2018	4/6/2018	4/12/2018	4/23/2019	9/25/2017
Sale Price		$147,000	$111,300	$126,500	$150,000	$122,500
Time Adj Sale Price		$151,100	$115,500	$131,300	$151,100	$129,300
TADJSP/SQFT		$143.36	$105.48	$128.98	$145.29	$127.26
Model Adjustments	$74,300	$74,300	$58,300	$68,800	$72,200	$62,300
Adjusted Sale Price		$151,100	$131,500	$136,800	$153,200	$141,300
Comparable Estimate	$142,800 ($135.48/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-16	103.12-8-9	104.09-9-8	104.09-9-12	103.12-8-25	103.12-9-21
Owner	Judd, Brian K	Barton, Jeffrey	Bucholtz, Jessica L	Smith, Carrie E	Hyman, Adrianna	Bennett, Stephen
Address	37 5th St	34 5th St	14 4th St	84 Princeton Ave	43 Nardin Dr	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	47 x 125	52 x 150	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1953 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	754	752	784	794	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 364	0 378	0 403	0 200
SFLA	1099	1112	1176	1191	1209	1209
Att/Det Gar Sqft	440	400	352	400	440	280
Prior Land	$10,000					
Prior Total	$90,000					
Comp Land Estimate	$13,100	$13,100	$12,000	$14,200	$13,100	$13,300
Sale Date		10/12/2018	8/27/2018	5/10/2018	7/21/2017	11/20/2019
Sale Price		$107,500	$146,500	$127,500	$114,000	$129,000
Time Adj Sale Price		$109,900	$150,600	$132,000	$121,000	$129,000
TADJSP/SQFT		$98.83	$128.06	$110.83	$100.08	$106.70
Model Adjustments	$61,800	$54,200	$80,100	$67,900	$58,900	$63,500
Adjusted Sale Price		$117,500	$132,300	$125,900	$123,900	$127,300
Comparable Estimate	$125,400 ($114.1/SFLA)					

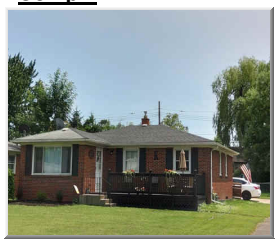
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-8-4	104.09-2-44	104.09-2-52	104.09-8-1	104.09-6-8	104.05-5-1
Owner	Heim, William F	Powell, Randy	Augustine, Ann M	Kyler, Jeremy J	Burger, Cody J	Adams, Charles E III
Address	163 Harvard Ave	160 Harvard Ave	118 Harvard Ave	147 Harvard Ave	93 Princeton Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	51 x 150	50 x 150	50 x 150	50 x 226	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1958 / 0	1955 / 0	1955 / 0	1954 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1020	1054	1018	1095	1011	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1020	1054	1018	1095	1011	1016
Att/Det Gar Sqft	322	440	308	576	368	280
Prior Land	$10,500					
Prior Total	$92,100					
Comp Land Estimate	$13,800	$14,000	$13,800	$13,800	$15,300	$18,300
Sale Date		8/9/2018	4/12/2018	4/6/2018	5/30/2018	9/25/2017
Sale Price		$147,000	$126,500	$111,300	$126,500	$122,500
Time Adj Sale Price		$151,100	$131,300	$115,500	$131,000	$129,300
TADJSP/SQFT		$143.36	$128.98	$105.48	$129.57	$127.26
Model Adjustments	$71,700	$74,300	$68,800	$58,300	$67,400	$62,300
Adjusted Sale Price		$148,500	$134,200	$128,900	$135,300	$138,700
Comparable Estimate	$137,100 ($134.41/SFLA)					

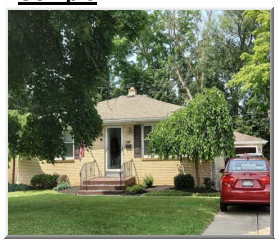
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-43	104.09-8-1	104.09-2-44	104.09-2-39	104.09-2-52	103.08-7-15
Owner	LiPuma, Vincent T	Kyler, Jeremy J	Powell, Randy	Redman, Elizabeth A	Augustine, Ann M	Galioto, James R
Address	164 Harvard Ave	147 Harvard Ave	160 Harvard Ave	188 Harvard Ave	118 Harvard Ave	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	50 x 150	50 x 150	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1950 / 0	1955 / 0	1956 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1207	1095	1054	1317	1018	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	644 0	0 0	0 400
SFLA	1207	1095	1054	1317	1018	1216
Att/Det Gar Sqft		576	440	308	308	352
Prior Land	$10,500					
Prior Total	$99,300					
Comp Land Estimate	$13,800	$13,800	$14,000	$13,800	$13,800	$12,400
Sale Date		4/6/2018	8/9/2018	4/4/2017	4/12/2018	7/20/2018
Sale Price		$111,300	$147,000	$136,000	$126,500	$120,000
Time Adj Sale Price		$115,500	$151,100	$139,200	$131,300	$123,600
TADJSP/SQFT		$105.48	$143.36	$105.69	$128.98	$101.64
Model Adjustments	$76,300	$58,300	$74,300	$85,700	$68,800	$72,000
Adjusted Sale Price		$133,500	$153,100	$129,800	$138,800	$127,900
Comparable Estimate	$136,600 ($113.17/SFLA)					

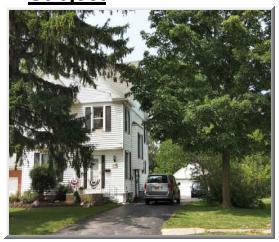
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-8-5	103.12-8-26	104.09-2-16	104.09-3-10	104.09-2-17	104.09-9-8
Owner	Rath Amber M	Adolf, Andrew	Haynes, Renaldo M	Cochrane, Erin E	McFall, John T	Bucholtz, Jessica L
Address	167 Harvard Ave	47 Nardin Dr	3099 George Urban Blv	8 Bostwick Pl	3105 George Urban Blv	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 150	52 x 125	60 x 128	57 x 114	60 x 128	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1957 / 0	1955 / 0	1952 / 0	1956 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	940	806	872	864	975	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 912	0 372	0 0	0 0	0 730	0 364
SFLA	1645	1411	1308	1280	1219	1176
Att/Det Gar Sqft		308	440	308	280	352
Prior Land	$13,900					
Prior Total	$111,000					
Comp Land Estimate	$18,000	$13,100	$14,900	$13,500	$14,900	$12,000
Sale Date		3/7/2019	8/18/2017	10/9/2019	4/7/2017	8/27/2018
Sale Price		$156,333	$129,000	$100,000	$120,000	$146,500
Time Adj Sale Price		$157,900	$136,500	$100,000	$122,800	$150,600
TADJSP/SQFT		$111.91	$104.36	$78.13	$100.74	$128.06
Model Adjustments	$87,900	$89,400	$72,400	$45,300	$71,500	$80,100
Adjusted Sale Price		$156,400	$152,000	$142,600	$139,200	$158,400
Comparable Estimate	$149,700 ($91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-42	104.09-2-44	104.09-2-52	104.05-5-1	104.09-8-1	103.08-10-10
Owner	Hetzel, Grace A	Powell, Randy	Augustine, Ann M	Adams, Charles E III	Kyler, Jeremy J	Kwiatek, Gregory M
Address	170 Harvard Ave	160 Harvard Ave	118 Harvard Ave	135 Irving Ter	147 Harvard Ave	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 150	51 x 150	50 x 150	74 x 159	50 x 150	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1955 / 0	1957 / 0	1955 / 0	1959 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1025	1054	1018	1016	1095	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 312	0 0	0 0	0 0	0 400	0 0
SFLA	1025	1054	1018	1016	1095	1040
Att/Det Gar Sqft	360	440	308	280	576	308
Prior Land	$14,000					
Prior Total	$108,100					
Comp Land Estimate	$18,100	$14,000	$13,800	$18,300	$13,800	$15,000
Sale Date		8/9/2018	4/12/2018	9/25/2017	4/6/2018	4/23/2019
Sale Price		$147,000	$126,500	$122,500	$111,300	$150,000
Time Adj Sale Price		$151,100	$131,300	$129,300	$115,500	$151,100
TADJSP/SQFT		$143.36	$128.98	$127.26	$105.48	$145.29
Model Adjustments	$85,200	$74,300	$68,800	$62,300	$58,300	$72,200
Adjusted Sale Price		$162,000	$147,700	$152,200	$142,400	$164,100
Comparable Estimate	$153,700 ($149.95/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-41	104.09-2-44	104.09-8-1	104.09-2-52	104.05-5-1	104.09-6-8
Owner	Petit, Nicole S	Powell, Randy	Kyler, Jeremy J	Augustine, Ann M	Adams, Charles E III	Burger, Cody J
Address	178 Harvard Ave	160 Harvard Ave	147 Harvard Ave	118 Harvard Ave	135 Irving Ter	93 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 150	51 x 150	50 x 150	50 x 150	74 x 159	50 x 226
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1958 / 0	1955 / 0	1955 / 0	1957 / 0	1954 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1064	1054	1095	1018	1016	1011
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 0
SFLA	1064	1054	1095	1018	1016	1011
Att/Det Gar Sqft	231	440	576	308	280	368
Prior Land	$13,900					
Prior Total	$105,000					
Comp Land Estimate	$18,000	$14,000	$13,800	$13,800	$18,300	$15,300
Sale Date		8/9/2018	4/6/2018	4/12/2018	9/25/2017	5/30/2018
Sale Price		$147,000	$111,300	$126,500	$122,500	$126,500
Time Adj Sale Price		$151,100	$115,500	$131,300	$129,300	$131,000
TADJSP/SQFT		$143.36	$105.48	$128.98	$127.26	$129.57
Model Adjustments	$73,100	$74,300	$58,300	$68,800	$62,300	$67,400
Adjusted Sale Price		$149,900	$130,300	$135,600	$140,100	$136,700
Comparable Estimate	$138,500 ($130.17/SFLA)					

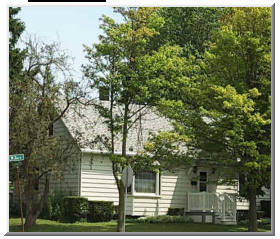
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-40	104.09-8-1	104.09-2-44	104.09-2-52	104.05-5-1	104.09-6-8
Owner	Noonan, Dennis W	Kyler, Jeremy J	Powell, Randy	Augustine, Ann M	Adams, Charles E III	Burger, Cody J
Address	184 Harvard Ave	147 Harvard Ave	160 Harvard Ave	118 Harvard Ave	135 Irving Ter	93 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	51 x 150	50 x 150	74 x 159	50 x 226
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1958 / 0	1955 / 0	1957 / 0	1954 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1102	1095	1054	1018	1016	1011
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1102	1095	1054	1018	1016	1011
Att/Det Gar Sqft	220	576	440	308	280	368
Prior Land	$10,500					
Prior Total	$99,800					
Comp Land Estimate	$13,800	$13,800	$14,000	$13,800	$18,300	$15,300
Sale Date		4/6/2018	8/9/2018	4/12/2018	9/25/2017	5/30/2018
Sale Price		$111,300	$147,000	$126,500	$122,500	$126,500
Time Adj Sale Price		$115,500	$151,100	$131,300	$129,300	$131,000
TADJSP/SQFT		$105.48	$143.36	$128.98	$127.26	$129.57
Model Adjustments	$71,600	$58,300	$74,300	$68,800	$62,300	$67,400
Adjusted Sale Price		$128,800	$148,400	$134,100	$138,600	$135,200
Comparable Estimate	$137,000 ($124.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-39	104.09-2-39	104.05-1-12	104.09-8-1	104.05-1-1	104.09-2-44
Owner	Redman Elizabeth A	Redman, Elizabeth A	Gurowicz, William J	Kyler, Jeremy J	Hernandez, Gilbert	Powell, Randy
Address	188 Harvard Ave	188 Harvard Ave	37 Rogers Dr	147 Harvard Ave	201 Irving Ter	160 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 150	75 x 120	50 x 150	60 x 120	51 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1950 / 0	1950 / 0	1952 / 0	1955 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average 644	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1317	1317	1422	1095	1274	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	644 0	644 0	0 0	0 400	0 0	0 0
SFLA	1317	1317	1422	1095	1274	1054
Att/Det Gar Sqft	308	308	368	576	338	440
Prior Land	$10,500					
Prior Total	$78,300					
Comp Land Estimate	$13,800	$13,800	$16,200	$13,800	$14,400	$14,000
Sale Date		4/4/2017	8/29/2019	4/6/2018	8/21/2019	8/9/2018
Sale Price		$136,000	$150,000	$111,300	$149,500	$147,000
Time Adj Sale Price		$139,200	$150,000	$115,500	$149,500	$151,100
TADJSP/SQFT		$105.69	$105.49	$105.48	$117.35	$143.36
Model Adjustments	$86,800	$85,700	$91,100	$58,300	$81,900	$74,300
Adjusted Sale Price		$140,300	$145,700	$144,000	$154,400	$163,600
Comparable Estimate	$149,600 ($113.59/SFLA)					



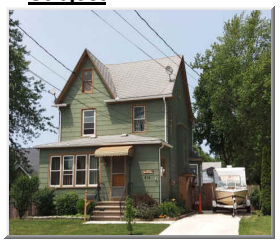
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-38	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Edwards, David S	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	194 Harvard Ave	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1896 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	839	988	912	913	680	616
2nd Sty Area	847	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1686	1261	1476	1638	822	1097
Att/Det Gar Sqft	399	440	384	651		247
Prior Land	$10,500					
Prior Total	$90,800					
Comp Land Estimate	$13,800	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$71,100	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$154,900	$140,300	$160,400	$139,200	$145,400
Comparable Estimate	$148,000 ($87.78/SFLA)					

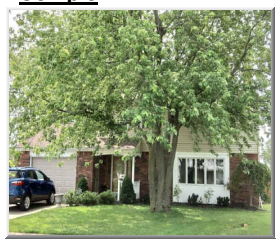
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-37	104.09-2-17	104.09-2-16	104.09-3-10	104.09-9-12	104.09-9-8
Owner	Nieman, Paul E	McFall, John T	Haynes, Renaldo M	Cochrane, Erin E	Smith, Carrie E	Bucholtz, Jessica L
Address	200 Harvard Ave	3105 George Urban Blv	3099 George Urban Blv	8 Bostwick Pl	84 Princeton Ave	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	108 x 132	60 x 128	60 x 128	57 x 114	52 x 150	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1956 / 0	1955 / 0	1952 / 0	1953 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1089	975	872	864	794	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 730	0 0	0 0	0 378	0 364
SFLA	1199	1219	1308	1280	1191	1176
Att/Det Gar Sqft	480	280	440	308	400	352
Prior Land	$16,500					
Prior Total	$100,000					
Comp Land Estimate	$19,400	$14,900	$14,900	$13,500	$14,200	$12,000
Sale Date		4/7/2017	8/18/2017	10/9/2019	5/10/2018	8/27/2018
Sale Price		$120,000	$129,000	$100,000	$127,500	$146,500
Time Adj Sale Price		$122,800	$136,500	$100,000	$132,000	$150,600
TADJSP/SQFT		$100.74	$104.36	$78.13	$110.83	$128.06
Model Adjustments	$72,800	$71,500	$72,400	$45,300	$67,900	$80,100
Adjusted Sale Price		$124,100	$136,900	$127,500	$136,900	$143,300
Comparable Estimate	$133,700 ($111.51/SFLA)					

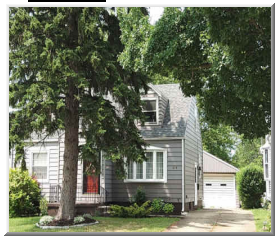
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-1	104.09-3-10	104.09-2-16	103.12-8-26	104.09-2-17	103.08-7-29
Owner	Hens, Joseph C	Cochrane, Erin E	Haynes, Renaldo M	Adolf, Andrew	McFall, John T	Zilka, Rachel L
Address	209 Harvard Ave	8 Bostwick Pl	3099 George Urban Blv	47 Nardin Dr	3105 George Urban Blv	90 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 132	57 x 114	60 x 128	52 x 125	60 x 128	58 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1952 / 0	1955 / 0	1957 / 0	1956 / 0	1958 / 0
Condition	2 Fair	2 Fair	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	4	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1056	864	872	806	975	1052
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 372	0 730	0 360
SFLA	1584	1280	1308	1411	1219	1424
Att/Det Gar Sqft	308	308	440	308	280	308
Prior Land	$11,100					
Prior Total	$97,200					
Comp Land Estimate	$14,300	$13,500	$14,900	$13,100	$14,900	$14,000
Sale Date		10/9/2019	8/18/2017	3/7/2019	4/7/2017	11/13/2018
Sale Price		$100,000	$129,000	$156,333	$120,000	$154,500
Time Adj Sale Price		$100,000	$136,500	$157,900	$122,800	$157,600
TADJSP/SQFT		$78.13	$104.36	$111.91	$100.74	$110.67
Model Adjustments	$65,800	$45,300	$72,400	$89,400	$71,500	$77,600
Adjusted Sale Price		$120,500	$129,900	$134,300	$117,100	$145,800
Comparable Estimate	$129,500 ($81.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-8	103.12-8-25	103.12-8-26	104.09-9-12	103.12-9-21	103.12-9-15
Owner	Mau, Kenneth M	Hyman, Adrianna	Adolf, Andrew	Smith, Carrie E	Bennett, Stephen	Herrmann, Christopher
Address	38 5th St	43 Nardin Dr	47 Nardin Dr	84 Princeton Ave	83 Canisius Ct	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	52 x 125	52 x 150	55 x 118	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1957 / 0	1953 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	932	806	806	794	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 372	0 378	0 200	0 200
SFLA	1292	1209	1411	1191	1209	1209
Att/Det Gar Sqft	440	440	308	400	280	528
Prior Land	$10,000					
Prior Total	$115,000					
Comp Land Estimate	$13,100	$13,100	$13,100	$14,200	$13,300	$14,200
Sale Date		7/21/2017	3/7/2019	5/10/2018	11/20/2019	10/25/2017
Sale Price		$114,000	$156,333	$127,500	$129,000	$141,000
Time Adj Sale Price		$121,000	$157,900	$132,000	$129,000	$148,500
TADJSP/SQFT		$100.08	$111.91	$110.83	$106.70	$122.83
Model Adjustments	$71,500	$58,900	$89,400	$67,900	$63,500	$84,100
Adjusted Sale Price		$133,600	$140,000	$135,600	$137,000	$135,900
Comparable Estimate	$136,400 ($105.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-36	104.09-2-17	104.09-2-16	104.09-3-10	104.09-9-12	104.09-9-8
Owner	Topor, Nicholas	McFall, John T	Haynes, Renaldo M	Cochrane, Erin E	Smith, Carrie E	Bucholtz, Jessica L
Address	210 Harvard Ave	3105 George Urban Blv	3099 George Urban Blv	8 Bostwick Pl	84 Princeton Ave	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	59 x 132	60 x 128	60 x 128	57 x 114	52 x 150	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1956 / 0	1955 / 0	1952 / 0	1953 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	824	975	872	864	794	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 410	0 730	0 0	0 0	0 378	0 364
SFLA	1236	1219	1308	1280	1191	1176
Att/Det Gar Sqft	440	280	440	308	400	352
Prior Land	$11,600					
Prior Total	$99,000					
Comp Land Estimate	$14,900	$14,900	$14,900	$13,500	$14,200	$12,000
Sale Date		4/7/2017	8/18/2017	10/9/2019	5/10/2018	8/27/2018
Sale Price		$120,000	$129,000	$100,000	$127,500	$146,500
Time Adj Sale Price		$122,800	$136,500	$100,000	$132,000	$150,600
TADJSP/SQFT		$100.74	$104.36	$78.13	$110.83	$128.06
Model Adjustments	$72,300	$71,500	$72,400	$45,300	$67,900	$80,100
Adjusted Sale Price		$123,600	$136,400	$127,000	$136,400	$142,800
Comparable Estimate	$133,200 ($107.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-35	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Kelso, John K Jr	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	214 Harvard Ave	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1896 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	5	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1069	988	912	913	680	616
2nd Sty Area	855	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1924	1261	1476	1638	822	1097
Att/Det Gar Sqft	440	440	384	651		247
Prior Land	$10,500					
Prior Total	$98,400					
Comp Land Estimate	$13,800	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$79,000	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$162,800	$148,200	$168,300	$147,100	$153,300
Comparable Estimate	$155,900 ($81.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-2	103.08-10-17	103.16-2-9	103.16-2-21	103.16-2-42	93.17-11-26
Owner	Gerace, Mark C	Manhardt, Stephanie L	Schadel, Robert F	Rudnick, Jeffrey A	McDowell, Jerell R	Billotta, David
Address	215 Harvard Ave	2996 George Urban Blv	86 Chateau Ct	130 Chateau Ct	19 Chateau Ct	18 Mona Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	206	206	206	201
School Code	143007	143007	143007	143007	143007	145201
Site No.	1	1	1	1	1	1
Land Size	50 x 150	45 x 128	45 x 168	65 x 112	68 x 115	60 x 115
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1958 / 0	1969 / 0	1968 / 0	1967 / 0	1960 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	4	4	5
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	792	746	810	924	986	792
2nd Sty Area	844	675	870	841	870	825
Fin Bsmt/Fin Rec Rm	0 0	0 364	0 0	0 300	0 700	0 0
SFLA	1636	1421	1680	1765	1856	1617
Att/Det Gar Sqft	280	352	330	352	352	288
Prior Land	$10,500					
Prior Total	$116,300					
Comp Land Estimate	$13,800	$11,800	$14,100	$15,200	$15,900	$14,900
Sale Date		2/3/2017	5/20/2019	12/15/2017	6/5/2018	10/24/2019
Sale Price		$120,000	$195,000	$165,000	$170,000	$150,000
Time Adj Sale Price		$123,000	$196,000	$172,900	$175,600	$150,000
TADJSP/SQFT		$86.56	$116.67	$97.96	$94.61	$92.76
Model Adjustments	$86,400	$77,400	$120,200	$106,000	$111,800	$80,900
Adjusted Sale Price		$132,000	$162,200	$153,300	$150,200	$155,500
Comparable Estimate	$150,600 ($92.05/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-34	104.09-2-16	104.09-2-17	104.09-3-10	104.09-9-12	104.09-9-8
Owner	Maze, Melissa	Haynes, Renaldo M	McFall, John T	Cochrane, Erin E	Smith, Carrie E	Bucholtz, Jessica L
Address	218 Harvard Ave	3099 George Urban Blv	3105 George Urban Blv	8 Bostwick Pl	84 Princeton Ave	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 128	60 x 128	57 x 114	52 x 150	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1956 / 0	1952 / 0	1953 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	861	872	975	864	794	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 730	0 0	0 378	0 364
SFLA	1291	1308	1219	1280	1191	1176
Att/Det Gar Sqft	322	440	280	308	400	352
Prior Land	$10,500					
Prior Total	$95,000					
Comp Land Estimate	$13,800	$14,900	$14,900	$13,500	$14,200	$12,000
Sale Date		8/18/2017	4/7/2017	10/9/2019	5/10/2018	8/27/2018
Sale Price		$129,000	$120,000	$100,000	$127,500	$146,500
Time Adj Sale Price		$136,500	$122,800	$100,000	$132,000	$150,600
TADJSP/SQFT		$104.36	$100.74	$78.13	$110.83	$128.06
Model Adjustments	$59,500	$72,400	$71,500	$45,300	$67,900	$80,100
Adjusted Sale Price		$123,600	$110,800	$114,200	$123,600	$130,000
Comparable Estimate	$120,400 ($93.26/SFLA)					

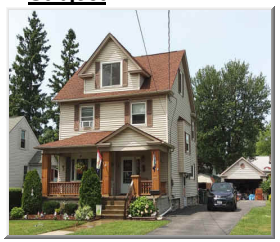
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-3	104.09-3-10	104.09-2-16	104.09-2-17	104.09-9-12	104.09-9-8
Owner	Smith, John D	Cochrane, Erin E	Haynes, Renaldo M	McFall, John T	Smith, Carrie E	Bucholtz, Jessica L
Address	219 Harvard Ave	8 Bostwick Pl	3099 George Urban Blv	3105 George Urban Blv	84 Princeton Ave	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	57 x 114	60 x 128	60 x 128	52 x 150	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1952 / 0	1955 / 0	1956 / 0	1953 / 0	1958 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	864	872	975	794	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 730	0 378	0 364
SFLA	1280	1280	1308	1219	1191	1176
Att/Det Gar Sqft		308	440	280	400	352
Prior Land	$10,500					
Prior Total	$94,300					
Comp Land Estimate	$13,800	$13,500	$14,900	$14,900	$14,200	$12,000
Sale Date		10/9/2019	8/18/2017	4/7/2017	5/10/2018	8/27/2018
Sale Price		$100,000	$129,000	$120,000	$127,500	$146,500
Time Adj Sale Price		$100,000	$136,500	$122,800	$132,000	$150,600
TADJSP/SQFT		$78.13	$104.36	$100.74	$110.83	$128.06
Model Adjustments	$64,800	$45,300	$72,400	$71,500	$67,900	$80,100
Adjusted Sale Price		$119,500	$128,900	$116,100	$128,900	$135,300
Comparable Estimate	$125,700 ($98.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-33	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Parks David R & W	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	224 Harvard Ave	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1902 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	984	988	912	913	680	616
2nd Sty Area	846	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1830	1261	1476	1638	822	1097
Att/Det Gar Sqft	400	440	384	651		247
Prior Land	$10,500					
Prior Total	$93,500					
Comp Land Estimate	$13,800	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$72,600	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$156,400	$141,800	$161,900	$140,700	$146,900
Comparable Estimate	$149,500 ($81.69/SFLA)					

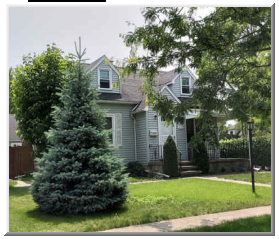
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-4	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Smith David P	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	225 Harvard Ave	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1877 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	997	988	912	913	680	616
2nd Sty Area	789	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1786	1261	1476	1638	822	1097
Att/Det Gar Sqft		440	384	651		247
Prior Land	$10,500					
Prior Total	$89,000					
Comp Land Estimate	$13,800	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$66,900	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$150,700	$136,100	$156,200	$135,000	$141,200
Comparable Estimate	$143,800 ($80.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-5	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Drechsel, Christian A	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	229 Harvard Ave	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1924 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	2.5	1.3	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1300	988	912	913	680	616
2nd Sty Area	0	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1643	1261	1476	1638	822	1097
Att/Det Gar Sqft	378	440	384	651		247
Prior Land	$10,500					
Prior Total	$88,200					
Comp Land Estimate	$13,800	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$66,500	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$150,300	$135,700	$155,800	$134,600	$140,800
Comparable Estimate	$143,400 ($87.28/SFLA)					

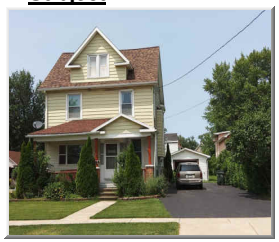
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-32	104.09-2-17	103.12-8-9	104.09-2-16	104.09-9-8	104.09-3-10
Owner	Gangloff, Lindsay A	McFall, John T	Barton, Jeffrey	Haynes, Renaldo M	Bucholtz, Jessica L	Cochrane, Erin E
Address	230 Harvard Ave	3105 George Urban Blv	34 5th St	3099 George Urban Blv	14 4th St	8 Bostwick Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 128	52 x 125	60 x 128	47 x 125	57 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1954 / 0	1956 / 0	1955 / 0	1955 / 0	1958 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	720	975	752	872	784	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 730	0 480	0 0	0 364	0 0
SFLA	1080	1219	1112	1308	1176	1280
Att/Det Gar Sqft	300	280	400	440	352	308
Prior Land	$10,500					
Prior Total	$88,100					
Comp Land Estimate	$13,800	$14,900	$13,100	$14,900	$12,000	$13,500
Sale Date		4/7/2017	10/12/2018	8/18/2017	8/27/2018	10/9/2019
Sale Price		$120,000	$107,500	$129,000	$146,500	$100,000
Time Adj Sale Price		$122,800	$109,900	$136,500	$150,600	$100,000
TADJSP/SQFT		$100.74	$98.83	$104.36	$128.06	$78.13
Model Adjustments	$59,100	$71,500	$54,200	$72,400	$80,100	$45,300
Adjusted Sale Price		$110,400	$114,800	$123,200	$129,600	$113,800
Comparable Estimate	$118,400 ($109.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-31	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Summers, Colleen	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	234 Harvard Ave	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	789	988	912	913	680	616
2nd Sty Area	796	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1585	1261	1476	1638	822	1097
Att/Det Gar Sqft	400	440	384	651		247
Prior Land	$10,500					
Prior Total	$89,800					
Comp Land Estimate	$13,800	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$67,900	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$151,700	$137,100	$157,200	$136,000	$142,200
Comparable Estimate	$144,800 ($91.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-17	103.12-8-9	104.09-9-8	104.09-9-12	103.12-8-25	103.12-9-21
Owner	Prolejko, Robert D	Barton, Jeffrey	Bucholtz, Jessica L	Smith, Carrie E	Hyman, Adrianna	Bennett, Stephen
Address	45 5th St	34 5th St	14 4th St	84 Princeton Ave	43 Nardin Dr	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	47 x 125	52 x 150	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1953 / 0	1955 / 0	1958 / 0	1953 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	763	752	784	794	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 364	0 378	0 403	0 200
SFLA	1123	1112	1176	1191	1209	1209
Att/Det Gar Sqft		400	352	400	440	280
Prior Land	$10,000					
Prior Total	$88,100					
Comp Land Estimate	$13,100	$13,100	$12,000	$14,200	$13,100	$13,300
Sale Date		10/12/2018	8/27/2018	5/10/2018	7/21/2017	11/20/2019
Sale Price		$107,500	$146,500	$127,500	$114,000	$129,000
Time Adj Sale Price		$109,900	$150,600	$132,000	$121,000	$129,000
TADJSP/SQFT		$98.83	$128.06	$110.83	$100.08	$106.70
Model Adjustments	$56,000	$54,200	$80,100	$67,900	$58,900	$63,500
Adjusted Sale Price		$111,700	$126,500	$120,100	$118,100	$121,500
Comparable Estimate	$119,600 ($106.5/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-24	104.09-2-17	104.09-3-10	103.12-8-9	104.09-9-8	104.09-9-12
Owner	Taglienti, Louis A	McFall, John T	Cochrane, Erin E	Barton, Jeffrey	Bucholtz, Jessica L	Smith, Carrie E
Address	239 Harvard Ave	3105 George Urban Blv	8 Bostwick Pl	34 5th St	14 4th St	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 128	57 x 114	52 x 125	47 x 125	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1956 / 0	1952 / 0	1955 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	752	975	864	752	784	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 730	0 0	0 480	0 364	0 378
SFLA	1112	1219	1280	1112	1176	1191
Att/Det Gar Sqft	484	280	308	400	352	400
Prior Land	$10,500					
Prior Total	$90,000					
Comp Land Estimate	$13,800	$14,900	$13,500	$13,100	$12,000	$14,200
Sale Date		4/7/2017	10/9/2019	10/12/2018	8/27/2018	5/10/2018
Sale Price		$120,000	$100,000	$107,500	$146,500	$127,500
Time Adj Sale Price		$122,800	$100,000	$109,900	$150,600	$132,000
TADJSP/SQFT		$100.74	$78.13	$98.83	$128.06	$110.83
Model Adjustments	$63,200	$71,500	$45,300	$54,200	$80,100	$67,900
Adjusted Sale Price		$114,500	$117,900	$118,900	$133,700	$127,300
Comparable Estimate	$122,500 ($110.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-25	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Burckhart, Jack Andrew	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	243 Harvard Ave	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1899 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.5	1.5	1.5	2.5	1.3	1.5
Bedrooms	5	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	802	988	912	913	680	616
2nd Sty Area	810	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2114	1261	1476	1638	822	1097
Att/Det Gar Sqft	308	440	384	651		247
Prior Land	$10,500					
Prior Total	$98,700					
Comp Land Estimate	$13,800	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$80,100	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$163,900	$149,300	$169,400	$148,200	$154,400
Comparable Estimate	$157,000 ($74.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-29	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Bauer, Oliver E	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	244 Harvard Ave	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	809	988	912	913	680	616
2nd Sty Area	787	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1596	1261	1476	1638	822	1097
Att/Det Gar Sqft	320	440	384	651		247
Prior Land	$10,500					
Prior Total	$86,700					
Comp Land Estimate	$13,800	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$64,700	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$148,500	$133,900	$154,000	$132,800	$139,000
Comparable Estimate	$141,600 ($88.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-26	104.69-2-19	103.76-3-16	103.76-6-10	104.69-2-17	104.09-8-11
Owner	Kropp, Richard J	Thierrin, Christopher	Meiler, Miles N	Zirilli, Domenico F	Breier, Ashley M	Simmeth, Frank R
Address	249 Harvard Ave	241 River St	4602 Broadway St	252 Bryant St	223 River St	15 4th St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	206	206	206	206	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	60 x 125	66 x 145	58 x 129	90 x 125	73 x 150
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	12 Duplex
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1927 / 0	1917 / 0	1926 / 0	1924 / 0	1890 / 0	1965 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	D Economy	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	4	3	5	6
Full/Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1373	1176	1056	933	999	1157
2nd Sty Area	1241	1176	1056	792	999	1215
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2767	2352	2112	1725	1998	2372
Att/Det Gar Sqft		504	324	528	360	525
Prior Land	$10,500					
Prior Total	$123,100					
Comp Land Estimate	$13,800	$15,100	$17,400	$15,000	$19,000	$17,700
Sale Date		8/15/2018	9/20/2019	4/3/2017	4/17/2018	7/13/2018
Sale Price		$150,000	$128,000	$94,500	$82,000	$160,000
Time Adj Sale Price		$154,200	$128,000	$96,700	$85,100	$164,800
TADJSP/SQFT		$65.56	$60.61	$56.06	$42.59	$69.48
Model Adjustments	$92,300	$108,300	$76,900	$53,600	$26,000	$108,800
Adjusted Sale Price		$138,200	$143,400	$135,400	$151,400	$148,300
Comparable Estimate	$143,300 ($51.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-2-28	104.61-4-7	104.61-5-19	104.69-6-3.1	103.76-3-22.1	104.61-4-10
Owner	Messenger-Karwick, Do	Wallace, James M	Bochynski, Kristine	Robison, Jennifer	Gosselin, Renee E	Haigh, Corey A
Address	252 Harvard Ave	364 Ellington St	315 River St	4659 Broadway St	13 A St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	100 x 150	60 x 115	55 x 125	60 x 129	92 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1900 / 0	1917 / 0	1922 / 0	1937 / 0	1948 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	D Economy	C Average 100	D Economy 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.3	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	630	988	680	912	934	616
2nd Sty Area	630	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1260	1261	822	1476	934	1097
Att/Det Gar Sqft	1,155	440		384	264	247
Prior Land	$16,600					
Prior Total	$68,100					
Comp Land Estimate	$20,000	$14,500	$14,200	$15,300	$19,200	$10,400
Sale Date		9/21/2018	6/26/2017	1/16/2018	3/13/2017	8/11/2017
Sale Price		$135,000	$77,380	$128,750	$108,500	$131,000
Time Adj Sale Price		$138,400	$79,100	$134,600	$111,100	$138,700
TADJSP/SQFT		$109.75	$96.23	$91.19	$118.95	$126.44
Model Adjustments	$33,200	$54,600	$11,000	$65,400	$26,100	$64,400
Adjusted Sale Price		$117,000	$101,300	$102,400	$118,200	$107,500
Comparable Estimate	$109,300 ($86.75/SFLA)					

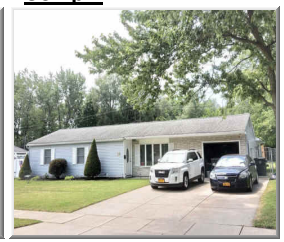
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-48	103.08-5-18	103.08-10-10	103.12-7-33	103.08-7-6	103.08-7-35
Owner	William J & Annmarie C	Kellerman, Gary A	Kwiatek, Gregory M	Vandegriff, Amanda	Wainwright, Corey L	Brownson, Ian J
Address	22 Irving Ter	24 Cornell Dr	75 Irving Ter	64 Harvard Ave	299 French Rd	54 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 154	89 x 140	60 x 130	50 x 150	50 x 120	53 x 249
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1966 / 0	1959 / 0	1953 / 0	1957 / 0	1960 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1126	1040	1040	1015	1216	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 336
SFLA	1126	1040	1040	1015	1216	952
Att/Det Gar Sqft	364	308	308	352	440	
Prior Land	$14,200					
Prior Total	$107,400					
Comp Land Estimate	$18,300	$18,700	$15,000	$13,800	$12,400	$16,200
Sale Date		4/11/2017	4/23/2019	10/18/2019	9/18/2019	2/14/2017
Sale Price		$97,500	$150,000	$140,000	$157,000	$112,000
Time Adj Sale Price		$99,800	$151,100	$140,000	$157,000	$114,800
TADJSP/SQFT		$95.96	$145.29	$137.93	$129.11	$120.59
Model Adjustments	$70,800	$53,300	$72,200	$69,100	$91,800	$53,900
Adjusted Sale Price		$117,300	$149,700	$141,700	$136,000	$131,700
Comparable Estimate	$135,300 ($120.16/SFLA)					

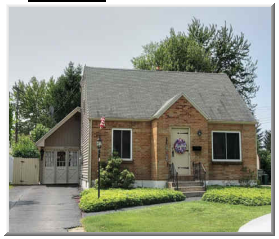
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-47	103.08-5-16	103.08-7-59	103.08-5-8	104.05-1-12	103.08-7-6
Owner	Tomaszewski Robert G	Schopf, Steven J	Warmus, Amanda B	Whalen, Mary Jo	Gurowicz, William J	Wainwright, Corey L
Address	26 Irving Ter	32 Cornell Dr	55 Dartmouth Dr	64 Cornell Dr	37 Rogers Dr	299 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 165	91 x 160	80 x 154	80 x 145	75 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1956 / 0	1952 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	4 Full 0
1st Sty Area	1500	1486	1540	1536	1422	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1500	1486	1540	1536	1422	1216
Att/Det Gar Sqft	308	264	396		368	440
Prior Land	$14,500					
Prior Total	$109,000					
Comp Land Estimate	$18,800	$19,900	$18,900	$18,400	$16,200	$12,400
Sale Date		8/2/2019	1/22/2018	7/1/2019	8/29/2019	9/18/2019
Sale Price		$193,000	$151,500	$155,000	$150,000	$157,000
Time Adj Sale Price		$193,000	$158,400	$155,000	$150,000	$157,000
TADJSP/SQFT		$129.88	$102.86	$100.91	$105.49	$129.11
Model Adjustments	$85,400	$118,200	$88,600	$89,600	$91,100	$91,800
Adjusted Sale Price		$160,200	$155,200	$150,800	$144,300	$150,600
Comparable Estimate	$152,200 ($101.47/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-1	103.08-5-7	103.08-5-15	103.08-9-17	103.08-10-13	103.12-13-4
Owner	Johnson, Pamela E	Pham, Thu Nguyen	Millidge, Jessica P	Betker, Kenneth M	Wilkey, Brent	Sweet, Erik J
Address	27 Irving Ter	68 Cornell Dr	36 Cornell Dr	72 Irving Ter	91 Irving Ter	66 Vanderbilt Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	204
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 130	80 x 145	90 x 145	60 x 132	71 x 131	57 x 146
Building Style	14 other	01 Ranch	01 Ranch	04 Cape cod	03 Split level	02 Raised ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1956 / 0	1955 / 0	1960 / 0	1962 / 0	1962 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	D Economy	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.5	1.0	1.0
Bedrooms	4	3	3	4	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 0	2 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	3 Partial 1	4 Full 0
1st Sty Area	1320	2046	1888	1544	1092	1768
2nd Sty Area	807	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	572 0	0 0
SFLA	2127	2046	1888	1996	1664	1768
Att/Det Gar Sqft	242	528	264	224		390
Prior Land	$13,100					
Prior Total	$111,900					
Comp Land Estimate	$17,000	$18,400	$19,100	$15,100	$16,400	$14,700
Sale Date		4/21/2017	8/27/2018	2/21/2017	7/26/2018	11/30/2018
Sale Price		$180,000	$155,000	$113,500	$142,500	$153,400
Time Adj Sale Price		$184,200	$159,300	$116,400	$146,800	$156,500
TADJSP/SQFT		$90.03	$84.38	$58.32	$88.22	$88.52
Model Adjustments	$89,100	$119,000	$94,100	$45,400	$97,600	$102,800
Adjusted Sale Price		$154,300	$154,300	$160,100	$138,300	$142,800
Comparable Estimate	$150,000 ($70.52/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-46	103.08-10-10	103.08-7-6	103.08-5-18	103.12-7-33	103.08-7-15
Owner	Maccarone, Franklyn A	Kwiatek, Gregory M	Wainwright, Corey L	Kellerman, Gary A	Vandegriff, Amanda	Galioto, James R
Address	30 Irving Ter	75 Irving Ter	299 French Rd	24 Cornell Dr	64 Harvard Ave	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 179	60 x 130	50 x 120	89 x 140	50 x 150	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1959 / 0	1957 / 0	1966 / 0	1953 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1140	1040	1216	1040	1015	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 0	0 400
SFLA	1140	1040	1216	1040	1015	1216
Att/Det Gar Sqft	308	308	440	308	352	352
Prior Land	$14,800					
Prior Total	$103,000					
Comp Land Estimate	$19,200	$15,000	$12,400	$18,700	$13,800	$12,400
Sale Date		4/23/2019	9/18/2019	4/11/2017	10/18/2019	7/20/2018
Sale Price		$150,000	$157,000	$97,500	$140,000	$120,000
Time Adj Sale Price		$151,100	$157,000	$99,800	$140,000	$123,600
TADJSP/SQFT		$145.29	$129.11	$95.96	$137.93	$101.64
Model Adjustments	$67,100	$72,200	$91,800	$53,300	$69,100	$72,000
Adjusted Sale Price		$146,000	$132,300	$113,600	$138,000	$118,700
Comparable Estimate	$129,700 ($113.77/SFLA)					

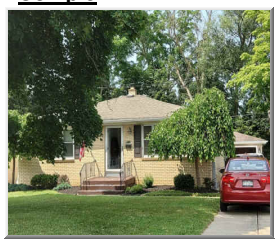
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-2	103.08-7-59	103.08-5-16	103.08-5-8	103.08-5-15	104.05-1-12
Owner	Staniszewski, Robert F	Warmus, Amanda B	Schopf, Steven J	Whalen, Mary Jo	Millidge, Jessica P	Gurowicz, William J
Address	31 Irving Ter	55 Dartmouth Dr	32 Cornell Dr	64 Cornell Dr	36 Cornell Dr	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 130	80 x 154	91 x 160	80 x 145	90 x 145	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1956 / 0	1955 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	2 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1606	1540	1486	1536	1888	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1606	1540	1486	1536	1888	1422
Att/Det Gar Sqft	264	396	264		264	368
Prior Land	$13,100					
Prior Total	$110,000					
Comp Land Estimate	$17,000	$18,900	$19,900	$18,400	$19,100	$16,200
Sale Date		1/22/2018	8/2/2019	7/1/2019	8/27/2018	8/29/2019
Sale Price		$151,500	$193,000	$155,000	$155,000	$150,000
Time Adj Sale Price		$158,400	$193,000	$155,000	$159,300	$150,000
TADJSP/SQFT		$102.86	$129.88	$100.91	$84.38	$105.49
Model Adjustments	$89,900	$88,600	$118,200	$89,600	$94,100	$91,100
Adjusted Sale Price		$159,700	$164,700	$155,300	$155,100	$148,800
Comparable Estimate	$156,700 ($97.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-7	103.12-8-26	103.12-8-25	103.12-9-21	104.09-9-12	103.12-9-15
Owner	Atlas Frank J & Mary	Adolf, Andrew	Hyman, Adrianna	Bennett, Stephen	Smith, Carrie E	Herrmann, Christopher
Address	46 5th St	47 Nardin Dr	43 Nardin Dr	83 Canisius Ct	84 Princeton Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	52 x 125	55 x 118	52 x 150	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1957 / 0	1956 / 0	1953 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1200	806	806	806	794	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 403	0 200	0 378	0 200
SFLA	1740	1411	1209	1209	1191	1209
Att/Det Gar Sqft		308	440	280	400	528
Prior Land	$10,000					
Prior Total	$110,000					
Comp Land Estimate	$13,100	$13,100	$13,100	$13,300	$14,200	$14,200
Sale Date		3/7/2019	7/21/2017	11/20/2019	5/10/2018	10/25/2017
Sale Price		$156,333	$114,000	$129,000	$127,500	$141,000
Time Adj Sale Price		$157,900	$121,000	$129,000	$132,000	$148,500
TADJSP/SQFT		$111.91	$100.08	$106.70	$110.83	$122.83
Model Adjustments	$84,000	$89,400	$58,900	$63,500	$67,900	$84,100
Adjusted Sale Price		$152,500	$146,100	$149,500	$148,100	$148,400
Comparable Estimate	$148,900 ($85.57/SFLA)					

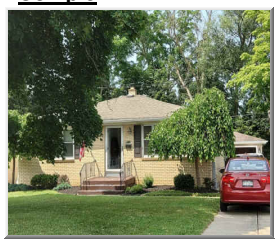
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-3	103.08-5-16	103.08-7-59	104.05-1-12	103.08-5-8	104.09-2-39
Owner	Tyrna, Joseph W	Schopf, Steven J	Warmus, Amanda B	Gurowicz, William J	Whalen, Mary Jo	Redman, Elizabeth A
Address	35 Irving Ter	32 Cornell Dr	55 Dartmouth Dr	37 Rogers Dr	64 Cornell Dr	188 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 130	91 x 160	80 x 154	75 x 120	80 x 145	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1956 / 0	1952 / 0	1956 / 0	1950 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1408	1486	1540	1422	1536	1317
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	644 0
SFLA	1408	1486	1540	1422	1536	1317
Att/Det Gar Sqft	264	264	396	368		308
Prior Land	$13,100					
Prior Total	$100,000					
Comp Land Estimate	$17,000	$19,900	$18,900	$16,200	$18,400	$13,800
Sale Date		8/2/2019	1/22/2018	8/29/2019	7/1/2019	4/4/2017
Sale Price		$193,000	$151,500	$150,000	$155,000	$136,000
Time Adj Sale Price		$193,000	$158,400	$150,000	$155,000	$139,200
TADJSP/SQFT		$129.88	$102.86	$105.49	$100.91	$105.69
Model Adjustments	$83,400	$118,200	$88,600	$91,100	$89,600	$85,700
Adjusted Sale Price		$158,200	$153,200	$142,300	$148,800	$136,900
Comparable Estimate	$147,900 ($105.04/SFLA)					

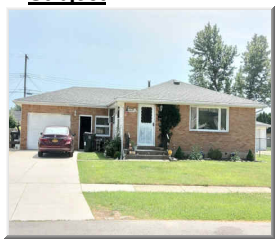
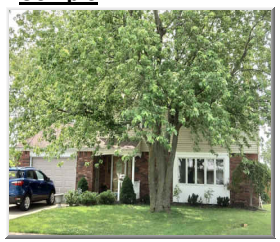
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-4	103.08-7-6	104.09-2-39	103.08-5-16	104.05-1-1	103.08-10-10
Owner	Grzybowski, David H	Wainwright, Corey L	Redman, Elizabeth A	Schopf, Steven J	Hernandez, Gilbert	Kwiatek, Gregory M
Address	39 Irving Ter	299 French Rd	188 Harvard Ave	32 Cornell Dr	201 Irving Ter	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 130	50 x 120	50 x 150	91 x 160	60 x 120	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1950 / 0	1957 / 0	1955 / 0	1959 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1304	1216	1317	1486	1274	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 200	644 0	0 0	0 0	0 0
SFLA	1304	1216	1317	1486	1274	1040
Att/Det Gar Sqft		440	308	264	338	308
Prior Land	$11,600					
Prior Total	$100,100					
Comp Land Estimate	$15,000	$12,400	$13,800	$19,900	$14,400	$15,000
Sale Date		9/18/2019	4/4/2017	8/2/2019	8/21/2019	4/23/2019
Sale Price		$157,000	$136,000	$193,000	$149,500	$150,000
Time Adj Sale Price		$157,000	$139,200	$193,000	$149,500	$151,100
TADJSP/SQFT		$129.11	$105.69	$129.88	$117.35	$145.29
Model Adjustments	$77,500	$91,800	$85,700	$118,200	$81,900	$72,200
Adjusted Sale Price		$142,700	$131,000	$152,300	$145,100	$156,400
Comparable Estimate	$145,500 ($111.58/SFLA)					



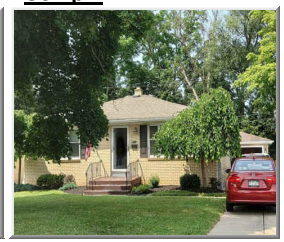
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-5	103.08-10-10	103.08-5-18	103.12-7-33	104.09-2-52	104.09-2-44
Owner	Balicki Charles A & W	Kwiatek, Gregory M	Kellerman, Gary A	Vandegriff, Amanda	Augustine, Ann M	Powell, Randy
Address	45 Irving Ter	75 Irving Ter	24 Cornell Dr	64 Harvard Ave	118 Harvard Ave	160 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 130	60 x 130	89 x 140	50 x 150	50 x 150	51 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1966 / 0	1953 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1015	1018	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1040	1040	1040	1015	1018	1054
Att/Det Gar Sqft	418	308	308	352	308	440
Prior Land	$11,600					
Prior Total	$101,700					
Comp Land Estimate	$15,000	$15,000	$18,700	$13,800	$13,800	$14,000
Sale Date		4/23/2019	4/11/2017	10/18/2019	4/12/2018	8/9/2018
Sale Price		$150,000	$97,500	$140,000	$126,500	$147,000
Time Adj Sale Price		$151,100	$99,800	$140,000	$131,300	$151,100
TADJSP/SQFT		$145.29	$95.96	$137.93	$128.98	$143.36
Model Adjustments	$70,100	$72,200	$53,300	$69,100	$68,800	$74,300
Adjusted Sale Price		$149,000	$116,600	$141,000	$132,600	$146,900
Comparable Estimate	$137,200 ($131.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-6	103.08-10-10	103.12-7-33	104.09-2-52	103.08-5-18	104.09-2-44
Owner	Warsocki Kathleen A	Kwiatek, Gregory M	Vandegriff, Amanda	Augustine, Ann M	Kellerman, Gary A	Powell, Randy
Address	51 Irving Ter	75 Irving Ter	64 Harvard Ave	118 Harvard Ave	24 Cornell Dr	160 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 130	60 x 130	50 x 150	50 x 150	89 x 140	51 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1959 / 0	1953 / 0	1955 / 0	1966 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1015	1018	1040	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1040	1040	1015	1018	1040	1054
Att/Det Gar Sqft	440	308	352	308	308	440
Prior Land	$11,600					
Prior Total	$100,500					
Comp Land Estimate	$15,000	$15,000	$13,800	$13,800	$18,700	$14,000
Sale Date		4/23/2019	10/18/2019	4/12/2018	4/11/2017	8/9/2018
Sale Price		$150,000	$140,000	$126,500	$97,500	$147,000
Time Adj Sale Price		$151,100	$140,000	$131,300	$99,800	$151,100
TADJSP/SQFT		$145.29	$137.93	$128.98	$95.96	$143.36
Model Adjustments	$70,700	$72,200	$69,100	$68,800	$53,300	$74,300
Adjusted Sale Price		$149,600	$141,600	$133,200	$117,200	$147,500
Comparable Estimate	$137,800 ($132.5/SFLA)					

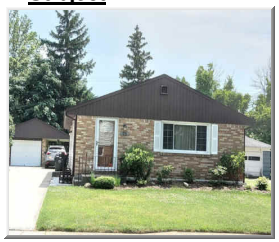
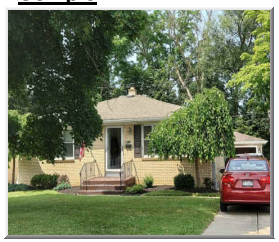
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-7	103.08-10-17	103.16-2-9	103.16-2-21	103.08-10-10	92.20-10-11
Owner	Ederer Richard J Jr	Manhardt, Stephanie L	Schadel, Robert F	Rudnick, Jeffrey A	Kwiatek, Gregory M	Delmar, Steven M
Address	57 Irving Ter	2996 George Urban Blv	86 Chateau Ct	130 Chateau Ct	75 Irving Ter	24 Claude Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	206	206	205	202
School Code	143007	143007	143007	143007	143007	145201
Site No.	1	1	1	1	1	1
Land Size	60 x 130	45 x 128	45 x 168	65 x 112	60 x 130	60 x 105
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	01 Ranch	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1957 / 2015	1958 / 0	1969 / 0	1968 / 0	1959 / 0	1962 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / Y
Stories	2.0	2.0	2.0	2.0	1.0	2.0
Bedrooms	3	3	4	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	746	810	924	1040	700
2nd Sty Area	0	675	870	841	0	728
Fin Bsmt/Fin Rec Rm	0 0	0 364	0 0	0 300	0 0	0 364
SFLA	1040	1421	1680	1765	1040	1428
Att/Det Gar Sqft	440 216	352	330	352	308	440
Prior Land	$11,600					
Prior Total	$114,800					
Comp Land Estimate	$15,000	$11,800	$14,100	$15,200	$15,000	$14,800
Sale Date		2/3/2017	5/20/2019	12/15/2017	4/23/2019	2/22/2019
Sale Price		$120,000	$195,000	$165,000	$150,000	$175,000
Time Adj Sale Price		$123,000	$196,000	$172,900	$151,100	$177,200
TADJSP/SQFT		$86.56	$116.67	$97.96	$145.29	$124.09
Model Adjustments	$63,500	$77,400	$120,200	$106,000	$72,200	$83,000
Adjusted Sale Price		$109,100	$139,300	$130,400	$142,400	$157,700
Comparable Estimate	$135,800 ($130.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-8	104.05-1-1	103.08-7-6	103.08-10-10	104.09-2-39	103.08-7-15
Owner	Karaszewski, Scott T	Hernandez, Gilbert	Wainwright, Corey L	Kwiatek, Gregory M	Redman, Elizabeth A	Galioto, James R
Address	63 Irving Ter	201 Irving Ter	299 French Rd	75 Irving Ter	188 Harvard Ave	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 130	60 x 120	50 x 120	60 x 130	50 x 150	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1957 / 0	1959 / 0	1950 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1280	1274	1216	1040	1317	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 260	0 0	0 200	0 0	644 0	0 400
SFLA	1280	1274	1216	1040	1317	1216
Att/Det Gar Sqft		338	440	308	308	352
Prior Land	$11,600					
Prior Total	$102,800					
Comp Land Estimate	$15,000	$14,400	$12,400	$15,000	$13,800	$12,400
Sale Date		8/21/2019	9/18/2019	4/23/2019	4/4/2017	7/20/2018
Sale Price		$149,500	$157,000	$150,000	$136,000	$120,000
Time Adj Sale Price		$149,500	$157,000	$151,100	$139,200	$123,600
TADJSP/SQFT		$117.35	$129.11	$145.29	$105.69	$101.64
Model Adjustments	$80,100	$81,900	$91,800	$72,200	$85,700	$72,000
Adjusted Sale Price		$147,700	$145,300	$159,000	$133,600	$131,700
Comparable Estimate	$143,500 ($112.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-18	103.08-10-13	103.08-7-32	103.08-9-22	103.16-2-26	103.16-2-10.1
Owner	Fiscus, Shirley C	Wilkey, Brent	Hodgson, Nicholas M	Dibba, Ousman	Gilhooly, Gerald A	Casteel, Dylan
Address	66 Irving Ter	91 Irving Ter	72 Morris Cir	41 Morris Cir	28 Chateau Ct	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	73 x 115	71 x 131	85 x 285	57 x 140	63 x 129	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1962 / 0	1959 / 0	1960 / 0	1969 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 286	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / Y	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	4 Full 1	4 Full 1	3 Partial 0	3 Partial 0
1st Sty Area	1430	1092	1114	1114	1164	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	286 0	572 0	408 0	260 0	540 0	255 0
SFLA	1716	1664	1522	1374	1704	1587
Att/Det Gar Sqft					308	308
Prior Land	$12,100					
Prior Total	$132,200					
Comp Land Estimate	$15,600	$16,400	$21,400	$14,900	$15,900	$15,000
Sale Date		7/26/2018	6/20/2017	5/31/2017	12/26/2019	5/14/2018
Sale Price		$142,500	$170,000	$137,700	$169,000	$205,000
Time Adj Sale Price		$146,800	$173,700	$140,800	$169,000	$212,200
TADJSP/SQFT		$88.22	$114.13	$102.47	$99.18	$133.71
Model Adjustments	$96,400	$97,600	$97,100	$79,600	$96,900	$131,700
Adjusted Sale Price		$145,600	$173,000	$157,600	$168,500	$176,900
Comparable Estimate	$164,300 ($95.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-9	103.08-10-10	104.09-2-52	103.12-7-33	104.09-2-44	104.05-5-1
Owner	Buczak, Terry D	Kwiatek, Gregory M	Augustine, Ann M	Vandegriff, Amanda	Powell, Randy	Adams, Charles E III
Address	69 Irving Ter	75 Irving Ter	118 Harvard Ave	64 Harvard Ave	160 Harvard Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 130	60 x 130	50 x 150	50 x 150	51 x 150	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1955 / 0	1953 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1018	1015	1054	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 0	0 0	0 0	0 0
SFLA	1040	1040	1018	1015	1054	1016
Att/Det Gar Sqft	462	308	308	352	440	280
Prior Land	$11,600					
Prior Total	$103,900					
Comp Land Estimate	$15,000	$15,000	$13,800	$13,800	$14,000	$18,300
Sale Date		4/23/2019	4/12/2018	10/18/2019	8/9/2018	9/25/2017
Sale Price		$150,000	$126,500	$140,000	$147,000	$122,500
Time Adj Sale Price		$151,100	$131,300	$140,000	$151,100	$129,300
TADJSP/SQFT		$145.29	$128.98	$137.93	$143.36	$127.26
Model Adjustments	$63,800	$72,200	$68,800	$69,100	$74,300	$62,300
Adjusted Sale Price		$142,700	$126,300	$134,700	$140,600	$130,800
Comparable Estimate	$135,000 ($129.81/SFLA)					

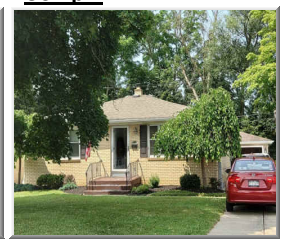
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-17	103.08-9-17	103.08-7-29	103.12-8-26	104.09-2-16	103.12-8-25
Owner	Betker, Kenneth M	Betker, Kenneth M	Zilka, Rachel L	Adolf, Andrew	Haynes, Renaldo M	Hyman, Adrianna
Address	72 Irving Ter	72 Irving Ter	90 Morris Cir	47 Nardin Dr	3099 George Urban Blv	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 132	60 x 132	58 x 120	52 x 125	60 x 128	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1958 / 0	1957 / 0	1955 / 0	1957 / 0
Condition	2 Fair	2 Fair	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	D Economy	D Economy	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	4	4	3	4	3
Full/Half Baths	2 / 1	2 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1544	1544	1052	806	872	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 360	0 372	0 0	0 403
SFLA	1996	1996	1424	1411	1308	1209
Att/Det Gar Sqft	224	224	308	308	440	440
Prior Land	$11,800					
Prior Total	$124,700					
Comp Land Estimate	$15,100	$15,100	$14,000	$13,100	$14,900	$13,100
Sale Date		2/21/2017	11/13/2018	3/7/2019	8/18/2017	7/21/2017
Sale Price		$113,500	$154,500	$156,333	$129,000	$114,000
Time Adj Sale Price		$116,400	$157,600	$157,900	$136,500	$121,000
TADJSP/SQFT		$58.32	$110.67	$111.91	$104.36	$100.08
Model Adjustments	$45,400	$45,400	$77,600	$89,400	$72,400	$58,900
Adjusted Sale Price		$116,400	$125,400	$113,900	$109,500	$107,500
Comparable Estimate	$114,500 ($57.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-10	103.08-10-10	104.09-2-52	104.09-2-44	103.12-7-33	104.05-5-1
Owner	Kwiatek Gregory M	Kwiatek, Gregory M	Augustine, Ann M	Powell, Randy	Vandegriff, Amanda	Adams, Charles E III
Address	75 Irving Ter	75 Irving Ter	118 Harvard Ave	160 Harvard Ave	64 Harvard Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 130	60 x 130	50 x 150	51 x 150	50 x 150	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1955 / 0	1958 / 0	1953 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1018	1054	1015	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1040	1040	1018	1054	1015	1016
Att/Det Gar Sqft	308	308	308	440	352	280
Prior Land	$11,600					
Prior Total	$101,700					
Comp Land Estimate	$15,000	$15,000	$13,800	$14,000	$13,800	$18,300
Sale Date		4/23/2019	4/12/2018	8/9/2018	10/18/2019	9/25/2017
Sale Price		$150,000	$126,500	$147,000	$140,000	$122,500
Time Adj Sale Price		$151,100	$131,300	$151,100	$140,000	$129,300
TADJSP/SQFT		$145.29	$128.98	$143.36	$137.93	$127.26
Model Adjustments	$72,200	$72,200	$68,800	$74,300	$69,100	$62,300
Adjusted Sale Price		$151,100	$134,700	$149,000	$143,100	$139,200
Comparable Estimate	$143,400 ($137.88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-5	104.09-3-10	104.09-2-16	103.12-8-26	104.09-2-17	104.09-9-12
Owner	Gangloff, David	Cochrane, Erin E	Haynes, Renaldo M	Adolf, Andrew	McFall, John T	Smith, Carrie E
Address	32 2nd St	8 Bostwick Pl	3099 George Urban Blv	47 Nardin Dr	3105 George Urban Blv	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 125	57 x 114	60 x 128	52 x 125	60 x 128	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1952 / 0	1955 / 0	1957 / 0	1956 / 0	1953 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	904	864	872	806	975	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 372	0 730	0 378
SFLA	1356	1280	1308	1411	1219	1191
Att/Det Gar Sqft	528	308	440	308	280	400
Prior Land	$13,400					
Prior Total	$105,000					
Comp Land Estimate	$17,100	$13,500	$14,900	$13,100	$14,900	$14,200
Sale Date		10/9/2019	8/18/2017	3/7/2019	4/7/2017	5/10/2018
Sale Price		$100,000	$129,000	$156,333	$120,000	$127,500
Time Adj Sale Price		$100,000	$136,500	$157,900	$122,800	$132,000
TADJSP/SQFT		$78.13	$104.36	$111.91	$100.74	$110.83
Model Adjustments	$66,400	$45,300	$72,400	$89,400	$71,500	$67,900
Adjusted Sale Price		$121,100	$130,500	$134,900	$117,700	$130,500
Comparable Estimate	$126,900 ($93.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-18	103.12-8-26	104.09-9-12	103.12-8-25	104.09-2-16	104.09-9-8
Owner	Schoonover, Jason	Adolf, Andrew	Smith, Carrie E	Hyman, Adrianna	Haynes, Renaldo M	Bucholtz, Jessica L
Address	49 5th St	47 Nardin Dr	84 Princeton Ave	43 Nardin Dr	3099 George Urban Blv	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	52 x 150	52 x 125	60 x 128	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1957 / 0	1953 / 0	1957 / 0	1955 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	806	794	806	872	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 372	0 378	0 403	0 0	0 364
SFLA	1464	1411	1191	1209	1308	1176
Att/Det Gar Sqft	200	308	400	440	440	352
Prior Land	$10,000					
Prior Total	$93,500					
Comp Land Estimate	$13,100	$13,100	$14,200	$13,100	$14,900	$12,000
Sale Date		3/7/2019	5/10/2018	7/21/2017	8/18/2017	8/27/2018
Sale Price		$156,333	$127,500	$114,000	$129,000	$146,500
Time Adj Sale Price		$157,900	$132,000	$121,000	$136,500	$150,600
TADJSP/SQFT		$111.91	$110.83	$100.08	$104.36	$128.06
Model Adjustments	$75,800	$89,400	$67,900	$58,900	$72,400	$80,100
Adjusted Sale Price		$144,300	$139,900	$137,900	$139,900	$146,300
Comparable Estimate	$141,700 ($96.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-16	103.08-7-29	103.12-8-26	104.09-2-16	103.12-8-25	103.12-9-21
Owner	Beenau, Jeffrey P	Zilka, Rachel L	Adolf, Andrew	Haynes, Renaldo M	Hyman, Adrianna	Bennett, Stephen
Address	78 Irving Ter	90 Morris Cir	47 Nardin Dr	3099 George Urban Blv	43 Nardin Dr	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 132	58 x 120	52 x 125	60 x 128	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1955 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1154	1052	806	872	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 372	0 0	0 403	0 200
SFLA	1606	1424	1411	1308	1209	1209
Att/Det Gar Sqft	320	308	308	440	440	280
Prior Land	$11,800					
Prior Total	$111,400					
Comp Land Estimate	$15,100	$14,000	$13,100	$14,900	$13,100	$13,300
Sale Date		11/13/2018	3/7/2019	8/18/2017	7/21/2017	11/20/2019
Sale Price		$154,500	$156,333	$129,000	$114,000	$129,000
Time Adj Sale Price		$157,600	$157,900	$136,500	$121,000	$129,000
TADJSP/SQFT		$110.67	$111.91	$104.36	$100.08	$106.70
Model Adjustments	$85,200	$77,600	$89,400	$72,400	$58,900	$63,500
Adjusted Sale Price		$165,200	$153,700	$149,300	$147,300	$150,700
Comparable Estimate	$153,200 ($95.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-11	103.08-10-10	104.09-2-52	104.05-5-1	104.09-2-44	103.12-7-33
Owner	Wozniak, Paul D	Kwiatek, Gregory M	Augustine, Ann M	Adams, Charles E III	Powell, Randy	Vandegriff, Amanda
Address	81 Irving Ter	75 Irving Ter	118 Harvard Ave	135 Irving Ter	160 Harvard Ave	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 130	60 x 130	50 x 150	74 x 159	51 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1959 / 0	1955 / 0	1957 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1018	1016	1054	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 0	0 0	0 0	0 0
SFLA	1040	1040	1018	1016	1054	1015
Att/Det Gar Sqft	308	308	308	280	440	352
Prior Land	$11,600					
Prior Total	$106,100					
Comp Land Estimate	$15,000	$15,000	$13,800	$18,300	$14,000	$13,800
Sale Date		4/23/2019	4/12/2018	9/25/2017	8/9/2018	10/18/2019
Sale Price		$150,000	$126,500	$122,500	$147,000	$140,000
Time Adj Sale Price		$151,100	$131,300	$129,300	$151,100	$140,000
TADJSP/SQFT		$145.29	$128.98	$127.26	$143.36	$137.93
Model Adjustments	$72,000	$72,200	$68,800	$62,300	$74,300	$69,100
Adjusted Sale Price		$150,900	$134,500	$139,000	$148,800	$142,900
Comparable Estimate	$143,200 ($137.69/SFLA)					

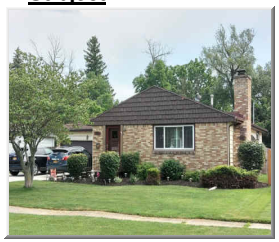
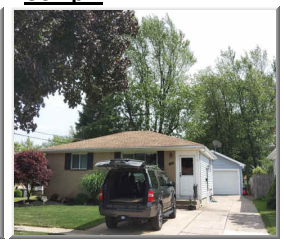
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-15	103.08-7-29	103.12-8-26	104.09-2-16	103.12-8-25	104.09-2-17
Owner	Brigham Robert L & 1	Zilka, Rachel L	Adolf, Andrew	Haynes, Renaldo M	Hyman, Adrianna	McFall, John T
Address	84 Irving Ter	90 Morris Cir	47 Nardin Dr	3099 George Urban Blv	43 Nardin Dr	3105 George Urban Blv
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 117	58 x 120	52 x 125	60 x 128	52 x 125	60 x 128
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1957 / 0	1955 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	904	1052	806	872	806	975
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 372	0 0	0 403	0 730
SFLA	1356	1424	1411	1308	1209	1219
Att/Det Gar Sqft	384	308	308	440	440	280
Prior Land	$11,000					
Prior Total	$104,000					
Comp Land Estimate	$14,200	$14,000	$13,100	$14,900	$13,100	$14,900
Sale Date		11/13/2018	3/7/2019	8/18/2017	7/21/2017	4/7/2017
Sale Price		$154,500	$156,333	$129,000	$114,000	$120,000
Time Adj Sale Price		$157,600	$157,900	$136,500	$121,000	$122,800
TADJSP/SQFT		$110.67	$111.91	$104.36	$100.08	$100.74
Model Adjustments	$76,000	$77,600	$89,400	$72,400	$58,900	$71,500
Adjusted Sale Price		$156,000	$144,500	$140,100	$138,100	$127,300
Comparable Estimate	$141,200 ($104.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-12	103.08-9-22	103.08-10-13	103.08-7-32	104.61-6-12	103.16-2-10.1
Owner	Thi Lai, Thulan	Dibba, Ousman	Wilkey, Brent	Hodgson, Nicholas M	Hermann, Jaime F	Casteel, Dylan
Address	87 Irving Ter	41 Morris Cir	91 Irving Ter	72 Morris Cir	306 River St	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	67 x 130	57 x 140	71 x 131	85 x 285	55 x 125	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1962 / 0	1959 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 300	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / Y	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	3 Partial 1	4 Full 1	4 Full 1	3 Partial 0
1st Sty Area	1114	1114	1092	1114	1232	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	300 400	260 0	572 0	408 0	308 0	255 0
SFLA	1414	1374	1664	1522	1540	1587
Att/Det Gar Sqft						308
Prior Land	$12,300					
Prior Total	$119,000					
Comp Land Estimate	$15,900	$14,900	$16,400	$21,400	$14,200	$15,000
Sale Date		5/31/2017	7/26/2018	6/20/2017	10/31/2018	5/14/2018
Sale Price		$137,700	$142,500	$170,000	$154,000	$205,000
Time Adj Sale Price		$140,800	$146,800	$173,700	$157,500	$212,200
TADJSP/SQFT		$102.47	$88.22	$114.13	$102.27	$133.71
Model Adjustments	$85,000	$79,600	$97,600	$97,100	$86,700	$131,700
Adjusted Sale Price		$146,200	$134,200	$161,600	$155,800	$165,500
Comparable Estimate	$152,700 ($107.99/SFLA)					

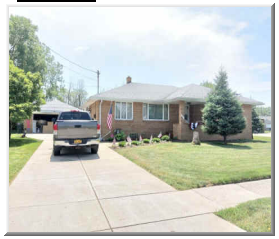
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-14	104.09-9-8	103.12-8-25	103.12-8-9	104.09-2-17	103.12-9-21
Owner	Rhodes, Shirley A	Bucholtz, Jessica L	Hyman, Adrianna	Barton, Jeffrey	McFall, John T	Bennett, Stephen
Address	90 Irving Ter	14 4th St	43 Nardin Dr	34 5th St	3105 George Urban Blv	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 118	47 x 125	52 x 125	52 x 125	60 x 128	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1957 / 0	1955 / 0	1956 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	784	806	752	975	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 364	0 403	0 480	0 730	0 200
SFLA	1152	1176	1209	1112	1219	1209
Att/Det Gar Sqft	308	352	440	400	280	280
Prior Land	$12,400					
Prior Total	$95,000					
Comp Land Estimate	$16,100	$12,000	$13,100	$13,100	$14,900	$13,300
Sale Date		8/27/2018	7/21/2017	10/12/2018	4/7/2017	11/20/2019
Sale Price		$146,500	$114,000	$107,500	$120,000	$129,000
Time Adj Sale Price		$150,600	$121,000	$109,900	$122,800	$129,000
TADJSP/SQFT		$128.06	$100.08	$98.83	$100.74	$106.70
Model Adjustments	$65,700	$80,100	$58,900	$54,200	$71,500	$63,500
Adjusted Sale Price		$136,200	$127,800	$121,400	$117,000	$131,200
Comparable Estimate	$126,700 ($109.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-13	103.08-10-13	103.08-7-32	103.08-9-22	103.16-2-10.1	104.61-6-12
Owner	Wilkey, Brent	Wilkey, Brent	Hodgson, Nicholas M	Dibba, Ousman	Casteel, Dylan	Hermann, Jaime F
Address	91 Irving Ter	91 Irving Ter	72 Morris Cir	41 Morris Cir	90 Chateau Ct	306 River St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	71 x 131	71 x 131	85 x 285	57 x 140	55 x 139	55 x 125
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1962 / 0	1959 / 0	1960 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 572	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	3 Partial 1	4 Full 1	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1092	1092	1114	1114	1332	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	572 0	572 0	408 0	260 0	255 0	308 0
SFLA	1664	1664	1522	1374	1587	1540
Att/Det Gar Sqft					308	
Prior Land	$12,700					
Prior Total	$131,800					
Comp Land Estimate	$16,400	$16,400	$21,400	$14,900	$15,000	$14,200
Sale Date		7/26/2018	6/20/2017	5/31/2017	5/14/2018	10/31/2018
Sale Price		$142,500	$170,000	$137,700	$205,000	$154,000
Time Adj Sale Price		$146,800	$173,700	$140,800	$212,200	$157,500
TADJSP/SQFT		$88.22	$114.13	$102.47	$133.71	$102.27
Model Adjustments	$97,600	$97,600	$97,100	$79,600	$131,700	$86,700
Adjusted Sale Price		$146,800	$174,200	$158,800	$178,100	$168,400
Comparable Estimate	$165,300 ($99.34/SFLA)					

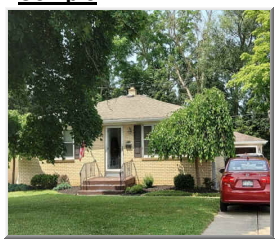
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-9	103.08-10-10	104.09-2-44	104.09-8-1	104.05-5-1	104.09-2-52
Owner	Wutz, Amanda	Kwiatek, Gregory M	Powell, Randy	Kyler, Jeremy J	Adams, Charles E III	Augustine, Ann M
Address	93 Irving Ter	75 Irving Ter	160 Harvard Ave	147 Harvard Ave	135 Irving Ter	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	78 x 142	60 x 130	51 x 150	50 x 150	74 x 159	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1963 / 0	1959 / 0	1958 / 0	1955 / 0	1957 / 0	1955 / 0
Condition	4 Good	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1092	1040	1054	1095	1016	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 400	0 0	0 0
SFLA	1092	1040	1054	1095	1016	1018
Att/Det Gar Sqft	528	308	440	576	280	308
Prior Land	$13,900					
Prior Total	$122,500					
Comp Land Estimate	$18,000	$15,000	$14,000	$13,800	$18,300	$13,800
Sale Date		4/23/2019	8/9/2018	4/6/2018	9/25/2017	4/12/2018
Sale Price		$150,000	$147,000	$111,300	$122,500	$126,500
Time Adj Sale Price		$151,100	$151,100	$115,500	$129,300	$131,300
TADJSP/SQFT		$145.29	$143.36	$105.48	$127.26	$128.98
Model Adjustments	$87,900	$72,200	$74,300	$58,300	$62,300	$68,800
Adjusted Sale Price		$166,800	$164,700	$145,100	$154,900	$150,400
Comparable Estimate	$156,400 ($143.22/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-8	103.08-10-10	104.05-5-1	103.08-7-35	103.08-8-4	104.05-1-13
Owner	Pajak, Roseann C	Kwiatek, Gregory M	Adams, Charles E III	Brownson, Ian J	Bryant, Christopher J	Wiseman, Brandon
Address	99 Irving Ter	75 Irving Ter	135 Irving Ter	54 Morris Cir	135 Morris Cir	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 161	60 x 130	74 x 159	53 x 249	50 x 120	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1962 / 0	1959 / 0	1957 / 0	1960 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	2	2	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	1040	1016	952	952	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 370	0 0	0 0	0 336	0 510	0 0
SFLA	936	1040	1016	952	952	980
Att/Det Gar Sqft	484	308	280		396	336
Prior Land	$12,700					
Prior Total	$99,000					
Comp Land Estimate	$16,400	$15,000	$18,300	$16,200	$12,400	$13,200
Sale Date		4/23/2019	9/25/2017	2/14/2017	3/20/2018	4/27/2018
Sale Price		$150,000	$122,500	$112,000	$135,000	$134,900
Time Adj Sale Price		$151,100	$129,300	$114,800	$140,500	$140,000
TADJSP/SQFT		$145.29	$127.26	$120.59	$147.58	$142.86
Model Adjustments	$70,200	$72,200	$62,300	$53,900	$64,500	$63,500
Adjusted Sale Price		$149,100	$137,200	$131,100	$146,200	$146,700
Comparable Estimate	$142,100 ($151.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-7	104.05-1-12	103.08-7-59	103.08-5-16	104.09-2-39	103.08-5-8
Owner	Pleban, Joan M	Gurowicz, William J	Warmus, Amanda B	Schopf, Steven J	Redman, Elizabeth A	Whalen, Mary Jo
Address	105 Irving Ter	37 Rogers Dr	55 Dartmouth Dr	32 Cornell Dr	188 Harvard Ave	64 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 176	75 x 120	80 x 154	91 x 160	50 x 150	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1956 / 0	1957 / 0	1950 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1472	1422	1540	1486	1317	1536
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 260	0 0	0 0	0 0	644 0	0 0
SFLA	1472	1422	1540	1486	1317	1536
Att/Det Gar Sqft	480	368	396	264	308	
Prior Land	$13,100					
Prior Total	$111,900					
Comp Land Estimate	$16,900	$16,200	$18,900	$19,900	$13,800	$18,400
Sale Date		8/29/2019	1/22/2018	8/2/2019	4/4/2017	7/1/2019
Sale Price		$150,000	$151,500	$193,000	$136,000	$155,000
Time Adj Sale Price		$150,000	$158,400	$193,000	$139,200	$155,000
TADJSP/SQFT		$105.49	$102.86	$129.88	$105.69	$100.91
Model Adjustments	$96,100	$91,100	$88,600	$118,200	$85,700	$89,600
Adjusted Sale Price		$155,000	$165,900	$170,900	$149,600	$161,500
Comparable Estimate	$160,600 ($109.1/SFLA)					

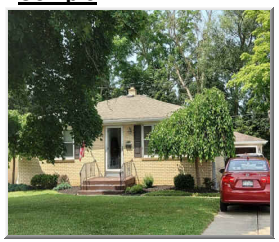
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-15	104.05-1-12	104.05-3-2	104.09-2-39	104.05-1-1	103.08-7-59
Owner	Cookfair, William E	Gurowicz, William J	Berkman, Charles V	Redman, Elizabeth A	Hernandez, Gilbert	Warmus, Amanda B
Address	106 Irving Ter	37 Rogers Dr	397 French Rd	188 Harvard Ave	201 Irving Ter	55 Dartmouth Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	71 x 130	75 x 120	84 x 152	50 x 150	60 x 120	80 x 154
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1958 / 0	1950 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0
1st Sty Area	1396	1422	1352	1317	1274	1540
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 510	0 0	0 0	644 0	0 0	0 0
SFLA	1396	1422	1352	1317	1274	1540
Att/Det Gar Sqft		368	484	308	338	396
Prior Land	$12,700					
Prior Total	$104,000					
Comp Land Estimate	$16,300	$16,200	$19,000	$13,800	$14,400	$18,900
Sale Date		8/29/2019	2/22/2017	4/4/2017	8/21/2019	1/22/2018
Sale Price		$150,000	$110,000	$136,000	$149,500	$151,500
Time Adj Sale Price		$150,000	$112,800	$139,200	$149,500	$158,400
TADJSP/SQFT		$105.49	$83.43	$105.69	$117.35	$102.86
Model Adjustments	$85,100	$91,100	$66,400	$85,700	$81,900	$88,600
Adjusted Sale Price		$144,000	$131,500	$138,600	$152,700	$154,900
Comparable Estimate	$144,300 ($103.37/SFLA)					

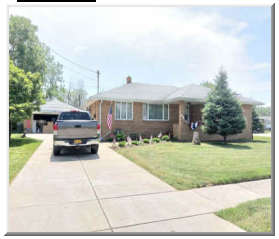
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-6	103.12-8-9	103.12-8-25	104.09-9-8	104.09-9-12	103.12-9-21
Owner	Wesolek, Cheryl	Barton, Jeffrey	Hyman, Adrianna	Bucholtz, Jessica L	Smith, Carrie E	Bennett, Stephen
Address	50 5th St	34 5th St	43 Nardin Dr	14 4th St	84 Princeton Ave	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	52 x 125	47 x 125	52 x 150	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1958 / 0	1953 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	752	752	806	784	794	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 403	0 364	0 378	0 200
SFLA	1112	1112	1209	1176	1191	1209
Att/Det Gar Sqft		400	440	352	400	280
Prior Land	$10,000					
Prior Total	$93,000					
Comp Land Estimate	$13,100	$13,100	$13,100	$12,000	$14,200	$13,300
Sale Date		10/12/2018	7/21/2017	8/27/2018	5/10/2018	11/20/2019
Sale Price		$107,500	$114,000	$146,500	$127,500	$129,000
Time Adj Sale Price		$109,900	$121,000	$150,600	$132,000	$129,000
TADJSP/SQFT		$98.83	$100.08	$128.06	$110.83	$106.70
Model Adjustments	$57,300	$54,200	$58,900	$80,100	$67,900	$63,500
Adjusted Sale Price		$113,000	$119,400	$127,800	$121,400	$122,800
Comparable Estimate	$120,900 ($108.72/SFLA)					

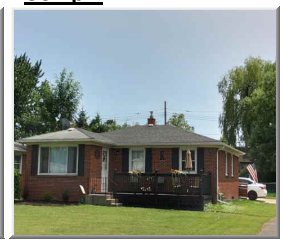
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-6	104.09-8-1	104.05-5-1	104.09-2-44	103.08-10-10	104.09-2-52
Owner	Zajdel, Alexander D	Kyler, Jeremy J	Adams, Charles E III	Powell, Randy	Kwiatek, Gregory M	Augustine, Ann M
Address	111 Irving Ter	147 Harvard Ave	135 Irving Ter	160 Harvard Ave	75 Irving Ter	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 191	50 x 150	74 x 159	51 x 150	60 x 130	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1957 / 0	1958 / 0	1959 / 0	1955 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1122	1095	1016	1054	1040	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1122	1095	1016	1054	1040	1018
Att/Det Gar Sqft	440	576	280	440	308	308
Prior Land	$14,500					
Prior Total	$111,200					
Comp Land Estimate	$18,800	$13,800	$18,300	$14,000	$15,000	$13,800
Sale Date		4/6/2018	9/25/2017	8/9/2018	4/23/2019	4/12/2018
Sale Price		$111,300	$122,500	$147,000	$150,000	$126,500
Time Adj Sale Price		$115,500	$129,300	$151,100	$151,100	$131,300
TADJSP/SQFT		$105.48	$127.26	$143.36	$145.29	$128.98
Model Adjustments	$77,700	$58,300	$62,300	$74,300	$72,200	$68,800
Adjusted Sale Price		$134,900	$144,700	$154,500	$156,600	$140,200
Comparable Estimate	$146,200 ($130.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-14	104.05-5-1	103.08-10-10	104.05-1-13	104.05-1-21	104.09-2-52
Owner	Pyc Kenneth J	Adams, Charles E III	Kwiatek, Gregory M	Wiseman, Brandon	Maeder, Sean M	Augustine, Ann M
Address	114 Irving Ter	135 Irving Ter	75 Irving Ter	47 Rogers Dr	183 Irving Ter	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 139	74 x 159	60 x 130	54 x 120	57 x 123	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1959 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1016	1040	980	1016	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 780	0 0	0 0	0 0	0 0	0 0
SFLA	1016	1016	1040	980	1016	1018
Att/Det Gar Sqft	484	280	308	336	308	308
Prior Land	$12,300					
Prior Total	$102,500					
Comp Land Estimate	$15,800	$18,300	$15,000	$13,200	$14,000	$13,800
Sale Date		9/25/2017	4/23/2019	4/27/2018	9/18/2018	4/12/2018
Sale Price		$122,500	$150,000	$134,900	$132,000	$126,500
Time Adj Sale Price		$129,300	$151,100	$140,000	$135,300	$131,300
TADJSP/SQFT		$127.26	$145.29	$142.86	$133.17	$128.98
Model Adjustments	$73,100	$62,300	$72,200	$63,500	$67,500	$68,800
Adjusted Sale Price		$140,100	$152,000	$149,600	$140,900	$135,600
Comparable Estimate	$143,600 ($141.34/SFLA)					

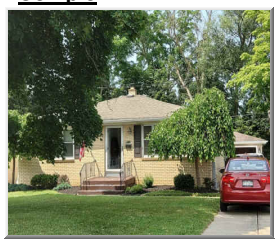
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-5	104.05-5-1	104.09-2-52	103.08-10-10	104.05-1-13	104.09-2-44
Owner	Slachetka Bonita L	Adams, Charles E III	Augustine, Ann M	Kwiatek, Gregory M	Wiseman, Brandon	Powell, Randy
Address	117 Irving Ter	135 Irving Ter	118 Harvard Ave	75 Irving Ter	47 Rogers Dr	160 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	69 x 158	74 x 159	50 x 150	60 x 130	54 x 120	51 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 0	1959 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1016	1018	1040	980	1054
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1016	1016	1018	1040	980	1054
Att/Det Gar Sqft	308	280	308	308	336	440
Prior Land	$13,500					
Prior Total	$103,300					
Comp Land Estimate	$17,600	$18,300	$13,800	$15,000	$13,200	$14,000
Sale Date		9/25/2017	4/12/2018	4/23/2019	4/27/2018	8/9/2018
Sale Price		$122,500	$126,500	$150,000	$134,900	$147,000
Time Adj Sale Price		$129,300	$131,300	$151,100	$140,000	$151,100
TADJSP/SQFT		$127.26	$128.98	$145.29	$142.86	$143.36
Model Adjustments	$69,200	$62,300	$68,800	$72,200	$63,500	$74,300
Adjusted Sale Price		$136,200	$131,700	$148,100	$145,700	$146,000
Comparable Estimate	$141,500 ($139.27/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-13	104.05-1-12	104.05-3-2	104.09-2-39	104.05-1-1	103.08-7-15
Owner	Dulanski, Hattie B	Gurowicz, William J	Berkman, Charles V	Redman, Elizabeth A	Hernandez, Gilbert	Galioto, James R
Address	122 Irving Ter	37 Rogers Dr	397 French Rd	188 Harvard Ave	201 Irving Ter	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	188 x 100	75 x 120	84 x 152	50 x 150	60 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1952 / 0	1958 / 0	1950 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1364	1422	1352	1317	1274	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	644 0	0 0	0 400
SFLA	1364	1422	1352	1317	1274	1216
Att/Det Gar Sqft	400	368	484	308	338	352
Prior Land	$21,100					
Prior Total	$113,000					
Comp Land Estimate	$19,900	$16,200	$19,000	$13,800	$14,400	$12,400
Sale Date		8/29/2019	2/22/2017	4/4/2017	8/21/2019	7/20/2018
Sale Price		$150,000	$110,000	$136,000	$149,500	$120,000
Time Adj Sale Price		$150,000	$112,800	$139,200	$149,500	$123,600
TADJSP/SQFT		$105.49	$83.43	$105.69	$117.35	$101.64
Model Adjustments	$92,400	$91,100	$66,400	$85,700	$81,900	$72,000
Adjusted Sale Price		$151,300	$138,800	$145,900	$160,000	$144,000
Comparable Estimate	$148,000 ($108.5/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-3	104.05-5-1	104.09-2-44	103.08-10-10	104.09-8-1	104.05-1-13
Owner	Scharmach, Michael K	Adams, Charles E III	Powell, Randy	Kwiatek, Gregory M	Kyler, Jeremy J	Wiseman, Brandon
Address	123 Irving Ter	135 Irving Ter	160 Harvard Ave	75 Irving Ter	147 Harvard Ave	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	77 x 172	74 x 159	51 x 150	60 x 130	50 x 150	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	01 Wood
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1958 / 0	1959 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1088	1016	1054	1040	1095	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1088	1016	1054	1040	1095	980
Att/Det Gar Sqft	440	280	440	308	576	336
Prior Land	$14,800					
Prior Total	$100,500					
Comp Land Estimate	$19,100	$18,300	$14,000	$15,000	$13,800	$13,200
Sale Date		9/25/2017	8/9/2018	4/23/2019	4/6/2018	4/27/2018
Sale Price		$122,500	$147,000	$150,000	$111,300	$134,900
Time Adj Sale Price		$129,300	$151,100	$151,100	$115,500	$140,000
TADJSP/SQFT		$127.26	$143.36	$145.29	$105.48	$142.86
Model Adjustments	$84,100	$62,300	$74,300	$72,200	$58,300	$63,500
Adjusted Sale Price		$151,100	$160,900	$163,000	$141,300	$160,600
Comparable Estimate	$155,400 ($142.83/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-2	104.05-5-1	104.05-1-13	104.09-2-44	103.08-10-10	104.05-1-21
Owner	Chrapa , George R	Adams, Charles E III	Wiseman, Brandon	Powell, Randy	Kwiatek, Gregory M	Maeder, Sean M
Address	129 Irving Ter	135 Irving Ter	47 Rogers Dr	160 Harvard Ave	75 Irving Ter	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 194	74 x 159	54 x 120	51 x 150	60 x 130	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1955 / 0	1958 / 0	1959 / 0	1956 / 0
Condition	4 Good	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1042	1016	980	1054	1040	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1042	1016	980	1054	1040	1016
Att/Det Gar Sqft	748	280	336	440	308	308
Prior Land	$15,300					
Prior Total	$115,800					
Comp Land Estimate	$19,700	$18,300	$13,200	$14,000	$15,000	$14,000
Sale Date		9/25/2017	4/27/2018	8/9/2018	4/23/2019	9/18/2018
Sale Price		$122,500	$134,900	$147,000	$150,000	$132,000
Time Adj Sale Price		$129,300	$140,000	$151,100	$151,100	$135,300
TADJSP/SQFT		$127.26	$142.86	$143.36	$145.29	$133.17
Model Adjustments	$86,900	$62,300	$63,500	$74,300	$72,200	$67,500
Adjusted Sale Price		$153,900	$163,400	$163,700	$165,800	$154,700
Comparable Estimate	$160,300 ($153.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-12	104.05-5-1	104.05-1-13	104.05-1-21	104.05-1-23	104.05-1-5
Owner	Besant, Robert J	Adams, Charles E III	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E	Wrobel, Christopher R
Address	130 Irving Ter	135 Irving Ter	47 Rogers Dr	183 Irving Ter	195 Irving Ter	23 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 145	74 x 159	54 x 120	57 x 123	57 x 122	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1016	980	1016	1016	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 506
SFLA	1016	1016	980	1016	1016	1008
Att/Det Gar Sqft	240	280	336	308	396	384
Prior Land	$12,300					
Prior Total	$99,300					
Comp Land Estimate	$15,800	$18,300	$13,200	$14,000	$13,900	$14,600
Sale Date		9/25/2017	4/27/2018	9/18/2018	8/18/2017	9/6/2019
Sale Price		$122,500	$134,900	$132,000	$127,000	$150,000
Time Adj Sale Price		$129,300	$140,000	$135,300	$134,400	$150,000
TADJSP/SQFT		$127.26	$142.86	$133.17	$132.28	$148.81
Model Adjustments	$67,500	$62,300	$63,500	$67,500	$69,100	$71,400
Adjusted Sale Price		$134,500	$144,000	$135,300	$132,800	$146,100
Comparable Estimate	$138,500 ($136.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-5-1	104.05-5-1	104.05-1-13	104.05-1-21	104.05-1-23	104.05-1-5
Owner	Adams, Charles E III	Adams, Charles E III	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E	Wrobel, Christopher R
Address	135 Irving Ter	135 Irving Ter	47 Rogers Dr	183 Irving Ter	195 Irving Ter	23 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	74 x 159	74 x 159	54 x 120	57 x 123	57 x 122	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1016	980	1016	1016	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 506
SFLA	1016	1016	980	1016	1016	1008
Att/Det Gar Sqft	280	280	336	308	396	384
Prior Land	$14,200					
Prior Total	$101,800					
Comp Land Estimate	$18,300	$18,300	$13,200	$14,000	$13,900	$14,600
Sale Date		9/25/2017	4/27/2018	9/18/2018	8/18/2017	9/6/2019
Sale Price		$122,500	$134,900	$132,000	$127,000	$150,000
Time Adj Sale Price		$129,300	$140,000	$135,300	$134,400	$150,000
TADJSP/SQFT		$127.26	$142.86	$133.17	$132.28	$148.81
Model Adjustments	$62,300	$62,300	$63,500	$67,500	$69,100	$71,400
Adjusted Sale Price		$129,300	$138,800	$130,100	$127,600	$140,900
Comparable Estimate	$133,300 ($131.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-11	104.05-5-1	103.08-8-6	104.05-1-13	104.05-1-21	104.05-1-23
Owner	Mooney, Patrick J	Adams, Charles E III	Sienkiewicz, Tyler T	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E
Address	136 Irving Ter	135 Irving Ter	168 Irving Ter	47 Rogers Dr	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 145	74 x 159	60 x 145	54 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1948 / 0	1957 / 0	1941 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1016	988	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1016	1016	988	980	1016	1016
Att/Det Gar Sqft	528	280	364	336	308	396
Prior Land	$12,300					
Prior Total	$103,800					
Comp Land Estimate	$15,800	$18,300	$15,800	$13,200	$14,000	$13,900
Sale Date		9/25/2017	8/31/2017	4/27/2018	9/18/2018	8/18/2017
Sale Price		$122,500	$110,000	$134,900	$132,000	$127,000
Time Adj Sale Price		$129,300	$116,400	$140,000	$135,300	$134,400
TADJSP/SQFT		$127.26	$117.81	$142.86	$133.17	$132.28
Model Adjustments	$72,900	$62,300	$59,300	$63,500	$67,500	$69,100
Adjusted Sale Price		$139,900	$130,000	$149,400	$140,700	$138,200
Comparable Estimate	$139,600 ($137.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-17	104.05-5-1	104.05-1-13	104.05-1-21	104.09-8-1	104.05-1-23
Owner	Basinski Diane S	Adams, Charles E III	Wiseman, Brandon	Maeder, Sean M	Kyler, Jeremy J	Burr, Diane E
Address	141 Irving Ter	135 Irving Ter	47 Rogers Dr	183 Irving Ter	147 Harvard Ave	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 121	74 x 159	54 x 120	57 x 123	50 x 150	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1112	1016	980	1016	1095	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1112	1016	980	1016	1095	1016
Att/Det Gar Sqft	528	280	336	308	576	396
Prior Land	$12,600					
Prior Total	$106,000					
Comp Land Estimate	$16,300	$18,300	$13,200	$14,000	$13,800	$13,900
Sale Date		9/25/2017	4/27/2018	9/18/2018	4/6/2018	8/18/2017
Sale Price		$122,500	$134,900	$132,000	$111,300	$127,000
Time Adj Sale Price		$129,300	$140,000	$135,300	$115,500	$134,400
TADJSP/SQFT		$127.26	$142.86	$133.17	$105.48	$132.28
Model Adjustments	$78,600	$62,300	$63,500	$67,500	$58,300	$69,100
Adjusted Sale Price		$145,600	$155,100	$146,400	$135,800	$143,900
Comparable Estimate	$145,400 ($130.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-4-2	104.61-4-7	104.69-6-3.1	104.61-5-19	104.61-4-10	114.08-7-16
Owner	Jensen, Dorine J	Wallace, James M	Robison, Jennifer	Bochynski, Kristine	Haigh, Corey A	Dudzinski, Andrew M
Address	7 Bostwick Pl	364 Ellington St	4659 Broadway St	315 River St	350 Ellington St	621 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	35 x 107	60 x 115	60 x 129	55 x 125	38 x 115	60 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1922 / 0	1917 / 0	1937 / 0	1922 / 0	1928 / 2017	1923 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	1.3	1.5	2.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	692	988	912	680	616	913
2nd Sty Area	672	0	0	0	0	725
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1364	1261	1476	822	1097	1638
Att/Det Gar Sqft	800	440	384		247	651
Prior Land	$6,300					
Prior Total	$80,400					
Comp Land Estimate	$8,600	$14,500	$15,300	$14,200	$10,400	$14,800
Sale Date		9/21/2018	1/16/2018	6/26/2017	8/11/2017	7/2/2019
Sale Price		$135,000	$128,750	$77,380	$131,000	$178,000
Time Adj Sale Price		$138,400	$134,600	$79,100	$138,700	$178,000
TADJSP/SQFT		$109.75	$91.19	$96.23	$126.44	$108.67
Model Adjustments	$57,800	$54,600	$65,400	$11,000	$64,400	$88,700
Adjusted Sale Price		$141,600	$127,000	$125,900	$132,100	$147,100
Comparable Estimate	$134,700 ($98.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-10	103.08-7-32	103.08-7-59	104.05-1-12	103.08-10-13	103.08-7-29
Owner	Cloen, Raymond	Hodgson, Nicholas M	Warmus, Amanda B	Gurowicz, William J	Wilkey, Brent	Zilka, Rachel L
Address	142 Irving Ter	72 Morris Cir	55 Dartmouth Dr	37 Rogers Dr	91 Irving Ter	90 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 145	85 x 285	80 x 154	75 x 120	71 x 131	58 x 120
Building Style	14 other	03 Split level	01 Ranch	01 Ranch	03 Split level	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1956 / 0	1952 / 0	1962 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.0	1.0	1.0	1.0	1.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 1	1 Slab/pier 0	3 Partial 0	3 Partial 1	3 Partial 0
1st Sty Area	1016	1114	1540	1422	1092	1052
2nd Sty Area	520	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	408 0	0 0	0 0	572 0	0 360
SFLA	1536	1522	1540	1422	1664	1424
Att/Det Gar Sqft	528		396	368		308
Prior Land	$12,300					
Prior Total	$121,000					
Comp Land Estimate	$15,800	$21,400	$18,900	$16,200	$16,400	$14,000
Sale Date		6/20/2017	1/22/2018	8/29/2019	7/26/2018	11/13/2018
Sale Price		$170,000	$151,500	$150,000	$142,500	$154,500
Time Adj Sale Price		$173,700	$158,400	$150,000	$146,800	$157,600
TADJSP/SQFT		$114.13	$102.86	$105.49	$88.22	$110.67
Model Adjustments	$79,900	$97,100	$88,600	$91,100	$97,600	$77,600
Adjusted Sale Price		$156,500	$149,700	$138,800	$129,100	$159,900
Comparable Estimate	$146,800 ($95.57/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-15	103.08-7-15	104.05-5-1	104.05-1-13	104.05-1-1	104.05-1-21
Owner	Zehler, Mark	Galioto, James R	Adams, Charles E III	Wiseman, Brandon	Hernandez, Gilbert	Maeder, Sean M
Address	147 Irving Ter	339 French Rd	135 Irving Ter	47 Rogers Dr	201 Irving Ter	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	61 x 120	50 x 120	74 x 159	54 x 120	60 x 120	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1168	1216	1016	980	1274	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 575	0 400	0 0	0 0	0 0	0 0
SFLA	1168	1216	1016	980	1274	1016
Att/Det Gar Sqft	330	352	280	336	338	308
Prior Land	$11,300					
Prior Total	$105,000					
Comp Land Estimate	$14,500	$12,400	$18,300	$13,200	$14,400	$14,000
Sale Date		7/20/2018	9/25/2017	4/27/2018	8/21/2019	9/18/2018
Sale Price		$120,000	$122,500	$134,900	$149,500	$132,000
Time Adj Sale Price		$123,600	$129,300	$140,000	$149,500	$135,300
TADJSP/SQFT		$101.64	$127.26	$142.86	$117.35	$133.17
Model Adjustments	$85,400	$72,000	$62,300	$63,500	$81,900	$67,500
Adjusted Sale Price		$137,000	$152,400	$161,900	$153,000	$153,200
Comparable Estimate	$151,500 ($129.71/SFLA)					

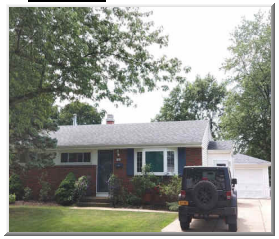
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-9	103.08-8-6	104.05-5-1	104.05-1-21	104.05-1-13	104.05-1-23
Owner	Parrinello, Nicholas R	Sienkiewicz, Tyler T	Adams, Charles E III	Maeder, Sean M	Wiseman, Brandon	Burr, Diane E
Address	150 Irving Ter	168 Irving Ter	135 Irving Ter	183 Irving Ter	47 Rogers Dr	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 145	60 x 145	74 x 159	57 x 123	54 x 120	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1941 / 0	1957 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	988	1016	1016	980	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 0	0 0	0 0	0 0	0 0
SFLA	1016	988	1016	1016	980	1016
Att/Det Gar Sqft	432	364	280	308	336	396
Prior Land	$12,300					
Prior Total	$114,000					
Comp Land Estimate	$15,800	$15,800	$18,300	$14,000	$13,200	$13,900
Sale Date		8/31/2017	9/25/2017	9/18/2018	4/27/2018	8/18/2017
Sale Price		$110,000	$122,500	$132,000	$134,900	$127,000
Time Adj Sale Price		$116,400	$129,300	$135,300	$140,000	$134,400
TADJSP/SQFT		$117.81	$127.26	$133.17	$142.86	$132.28
Model Adjustments	$72,500	$59,300	$62,300	$67,500	$63,500	$69,100
Adjusted Sale Price		$129,600	$139,500	$140,300	$149,000	$137,800
Comparable Estimate	$139,200 ($137.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-16	103.08-7-15	104.05-1-21	104.05-1-13	104.05-5-1	104.05-1-23
Owner	Abrahamson, Ronald E	Galioto, James R	Maeder, Sean M	Wiseman, Brandon	Adams, Charles E III	Burr, Diane E
Address	153 Irving Ter	339 French Rd	183 Irving Ter	47 Rogers Dr	135 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 124	50 x 120	57 x 123	54 x 120	74 x 159	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1955 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1146	1216	1016	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1146	1216	1016	980	1016	1016
Att/Det Gar Sqft	480	352	308	336	280	396
Prior Land	$11,000					
Prior Total	$100,700					
Comp Land Estimate	$14,000	$12,400	$14,000	$13,200	$18,300	$13,900
Sale Date		7/20/2018	9/18/2018	4/27/2018	9/25/2017	8/18/2017
Sale Price		$120,000	$132,000	$134,900	$122,500	$127,000
Time Adj Sale Price		$123,600	$135,300	$140,000	$129,300	$134,400
TADJSP/SQFT		$101.64	$133.17	$142.86	$127.26	$132.28
Model Adjustments	$76,300	$72,000	$67,500	$63,500	$62,300	$69,100
Adjusted Sale Price		$127,900	$144,100	$152,800	$143,300	$141,600
Comparable Estimate	$141,900 ($123.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-8	104.05-1-21	104.05-5-1	104.05-1-23	104.05-1-13	103.08-8-4
Owner	Czuprynski, Leonard J	Maeder, Sean M	Adams, Charles E III	Burr, Diane E	Wiseman, Brandon	Bryant, Christopher J
Address	156 Irving Ter	183 Irving Ter	135 Irving Ter	195 Irving Ter	47 Rogers Dr	135 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 145	57 x 123	74 x 159	57 x 122	54 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1955 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1016	1016	1016	980	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 0	0 510
SFLA	1016	1016	1016	1016	980	952
Att/Det Gar Sqft	484	308	280	396	336	396
Prior Land	$12,300					
Prior Total	$110,000					
Comp Land Estimate	$15,800	$14,000	$18,300	$13,900	$13,200	$12,400
Sale Date		9/18/2018	9/25/2017	8/18/2017	4/27/2018	3/20/2018
Sale Price		$132,000	$122,500	$127,000	$134,900	$135,000
Time Adj Sale Price		$135,300	$129,300	$134,400	$140,000	$140,500
TADJSP/SQFT		$133.17	$127.26	$132.28	$142.86	$147.58
Model Adjustments	$72,100	$67,500	$62,300	$69,100	$63,500	$64,500
Adjusted Sale Price		$139,900	$139,100	$137,400	$148,600	$148,100
Comparable Estimate	$142,600 ($140.35/SFLA)					

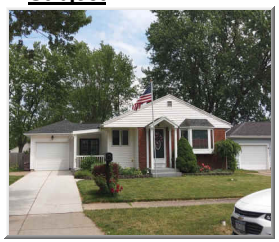
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-17	103.08-10-13	103.08-5-15	104.05-1-12	103.08-7-59	103.08-7-32
Owner	Nowaczyk Gary R & W	Wilkey, Brent	Millidge, Jessica P	Gurowicz, William J	Warmus, Amanda B	Hodgson, Nicholas M
Address	159 Irving Ter	91 Irving Ter	36 Cornell Dr	37 Rogers Dr	55 Dartmouth Dr	72 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 124	71 x 131	90 x 145	75 x 120	80 x 154	85 x 285
Building Style	14 other	03 Split level	01 Ranch	01 Ranch	01 Ranch	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1962 / 0	1955 / 0	1952 / 0	1956 / 0	1959 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / Y
Stories	2.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	5	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 1	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	4 Full 1
1st Sty Area	1146	1092	1888	1422	1540	1114
2nd Sty Area	676	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	572 0	0 0	0 0	0 0	408 0
SFLA	1822	1664	1888	1422	1540	1522
Att/Det Gar Sqft	364		264	368	396	
Prior Land	$11,000					
Prior Total	$112,100					
Comp Land Estimate	$14,000	$16,400	$19,100	$16,200	$18,900	$21,400
Sale Date		7/26/2018	8/27/2018	8/29/2019	1/22/2018	6/20/2017
Sale Price		$142,500	$155,000	$150,000	$151,500	$170,000
Time Adj Sale Price		$146,800	$159,300	$150,000	$158,400	$173,700
TADJSP/SQFT		$88.22	$84.38	$105.49	$102.86	$114.13
Model Adjustments	$88,400	$97,600	$94,100	$91,100	$88,600	$97,100
Adjusted Sale Price		$137,600	$153,600	$147,300	$158,200	$165,000
Comparable Estimate	$152,300 ($83.59/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

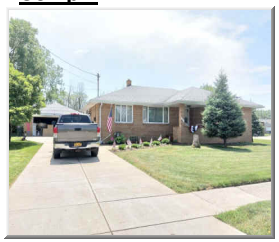
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-7	103.08-8-6	104.05-1-13	103.08-8-4	104.05-1-21	104.05-1-23
Owner	Pilarz Thomas A & Kim	Sienkiewicz, Tyler T	Wiseman, Brandon	Bryant, Christopher J	Maeder, Sean M	Burr, Diane E
Address	162 Irving Ter	168 Irving Ter	47 Rogers Dr	135 Morris Cir	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 145	60 x 145	54 x 120	50 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1946 / 0	1941 / 0	1955 / 0	1957 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	988	988	980	952	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 0	0 510	0 0	0 0
SFLA	988	988	980	952	1016	1016
Att/Det Gar Sqft	280	364	336	396	308	396
Prior Land	$12,300					
Prior Total	$101,500					
Comp Land Estimate	$15,800	$15,800	$13,200	$12,400	$14,000	$13,900
Sale Date		8/31/2017	4/27/2018	3/20/2018	9/18/2018	8/18/2017
Sale Price		$110,000	$134,900	$135,000	$132,000	$127,000
Time Adj Sale Price		$116,400	$140,000	$140,500	$135,300	$134,400
TADJSP/SQFT		$117.81	$142.86	$147.58	$133.17	$132.28
Model Adjustments	$70,100	$59,300	$63,500	$64,500	$67,500	$69,100
Adjusted Sale Price		$127,200	$146,600	$146,100	$137,900	$135,400
Comparable Estimate	$138,600 ($140.28/SFLA)					

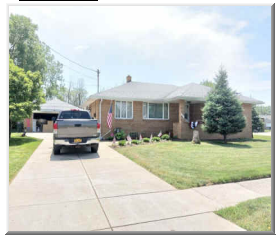
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-18	104.05-1-21	104.05-1-23	104.05-1-5	104.05-1-13	103.08-7-15
Owner	Ramsey, Thomas N	Maeder, Sean M	Burr, Diane E	Wrobel, Christopher R	Wiseman, Brandon	Galioto, James R
Address	165 Irving Ter	183 Irving Ter	195 Irving Ter	23 Rogers Dr	47 Rogers Dr	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 123	57 x 123	57 x 122	62 x 120	54 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1955 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1016	1016	1008	980	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 0	0 400
SFLA	1120	1016	1016	1008	980	1216
Att/Det Gar Sqft	520	308	396	384	336	352
Prior Land	$11,000					
Prior Total	$101,200					
Comp Land Estimate	$14,000	$14,000	$13,900	$14,600	$13,200	$12,400
Sale Date		9/18/2018	8/18/2017	9/6/2019	4/27/2018	7/20/2018
Sale Price		$132,000	$127,000	$150,000	$134,900	$120,000
Time Adj Sale Price		$135,300	$134,400	$150,000	$140,000	$123,600
TADJSP/SQFT		$133.17	$132.28	$148.81	$142.86	$101.64
Model Adjustments	$75,100	$67,500	$69,100	$71,400	$63,500	$72,000
Adjusted Sale Price		$142,900	$140,400	$153,700	$151,600	$126,700
Comparable Estimate	$143,100 ($127.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-6	103.08-8-6	103.08-8-4	104.05-1-13	104.05-1-21	104.05-1-23
Owner	Sienkiewicz, Tyler T	Sienkiewicz, Tyler T	Bryant, Christopher J	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E
Address	168 Irving Ter	168 Irving Ter	135 Morris Cir	47 Rogers Dr	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 145	60 x 145	50 x 120	54 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	01 Wood	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1941 / 0	1941 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	988	988	952	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 510	0 0	0 0	0 0
SFLA	988	988	952	980	1016	1016
Att/Det Gar Sqft	364	364	396	336	308	396
Prior Land	$12,300					
Prior Total	$95,000					
Comp Land Estimate	$15,800	$15,800	$12,400	$13,200	$14,000	$13,900
Sale Date		8/31/2017	3/20/2018	4/27/2018	9/18/2018	8/18/2017
Sale Price		$110,000	$135,000	$134,900	$132,000	$127,000
Time Adj Sale Price		$116,400	$140,500	$140,000	$135,300	$134,400
TADJSP/SQFT		$117.81	$147.58	$142.86	$133.17	$132.28
Model Adjustments	$59,300	$59,300	$64,500	$63,500	$67,500	$69,100
Adjusted Sale Price		$116,400	$135,300	$135,800	$127,100	$124,600
Comparable Estimate	$127,800 ($129.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-19	104.05-1-21	104.05-1-23	104.05-1-5	104.05-1-13	104.05-2-1
Owner	Molenda, Peter K	Maeder, Sean M	Burr, Diane E	Wrobel, Christopher R	Wiseman, Brandon	Krafchak, Leah
Address	171 Irving Ter	183 Irving Ter	195 Irving Ter	23 Rogers Dr	47 Rogers Dr	379 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 123	57 x 123	57 x 122	62 x 120	54 x 120	89 x 80
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1956 / 0	1955 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1016	1016	1008	980	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 0	0 0
SFLA	1016	1016	1016	1008	980	1008
Att/Det Gar Sqft	396	308	396	384	336	352
Prior Land	$11,000					
Prior Total	$100,700					
Comp Land Estimate	$14,000	$14,000	$13,900	$14,600	$13,200	$14,300
Sale Date		9/18/2018	8/18/2017	9/6/2019	4/27/2018	10/30/2018
Sale Price		$132,000	$127,000	$150,000	$134,900	$127,900
Time Adj Sale Price		$135,300	$134,400	$150,000	$140,000	$130,800
TADJSP/SQFT		$133.17	$132.28	$148.81	$142.86	$129.76
Model Adjustments	$76,900	$67,500	$69,100	$71,400	$63,500	$67,400
Adjusted Sale Price		$144,700	$142,200	$155,500	$153,400	$140,300
Comparable Estimate	$147,200 ($144.88/SFLA)					

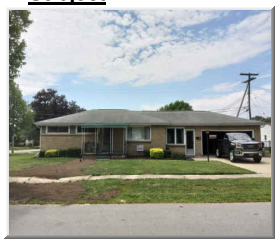
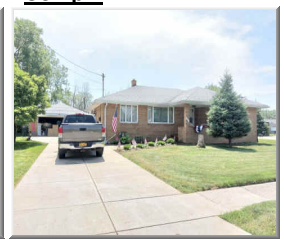
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-10	104.09-3-10	104.09-2-16	104.09-2-17	104.09-9-12	104.09-9-8
Owner	Cochrane, Erin E	Cochrane, Erin E	Haynes, Renaldo M	McFall, John T	Smith, Carrie E	Bucholtz, Jessica L
Address	8 Bostwick Pl	8 Bostwick Pl	3099 George Urban Blv	3105 George Urban Blv	84 Princeton Ave	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 114	57 x 114	60 x 128	60 x 128	52 x 150	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1955 / 0	1956 / 0	1953 / 0	1958 / 0
Condition	2 Fair	2 Fair	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	864	872	975	794	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 730	0 378	0 364
SFLA	1280	1280	1308	1219	1191	1176
Att/Det Gar Sqft	308	308	440	280	400	352
Prior Land	$10,600					
Prior Total	$93,800					
Comp Land Estimate	$13,500	$13,500	$14,900	$14,900	$14,200	$12,000
Sale Date		10/9/2019	8/18/2017	4/7/2017	5/10/2018	8/27/2018
Sale Price		$100,000	$129,000	$120,000	$127,500	$146,500
Time Adj Sale Price		$100,000	$136,500	$122,800	$132,000	$150,600
TADJSP/SQFT		$78.13	$104.36	$100.74	$110.83	$128.06
Model Adjustments	$45,300	$45,300	$72,400	$71,500	$67,900	$80,100
Adjusted Sale Price		$100,000	$109,400	$96,600	$109,400	$115,800
Comparable Estimate	$106,200 ($82.97/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-5	104.05-1-1	103.08-7-15	103.08-7-6	104.05-3-2	104.05-1-12
Owner	Putzbach, Marie	Hernandez, Gilbert	Galioto, James R	Wainwright, Corey L	Berkman, Charles V	Gurowicz, William J
Address	174 Irving Ter	201 Irving Ter	339 French Rd	299 French Rd	397 French Rd	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 120	60 x 120	50 x 120	50 x 120	84 x 152	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1956 / 0	1957 / 0	1958 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1274	1274	1216	1216	1352	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 400	0 200	0 0	0 0
SFLA	1274	1274	1216	1216	1352	1422
Att/Det Gar Sqft	572	338	352	440	484	368
Prior Land	$13,100					
Prior Total	$110,000					
Comp Land Estimate	$16,800	$14,400	$12,400	$12,400	$19,000	$16,200
Sale Date		8/21/2019	7/20/2018	9/18/2019	2/22/2017	8/29/2019
Sale Price		$149,500	$120,000	$157,000	$110,000	$150,000
Time Adj Sale Price		$149,500	$123,600	$157,000	$112,800	$150,000
TADJSP/SQFT		$117.35	$101.64	$129.11	$83.43	$105.49
Model Adjustments	$90,500	$81,900	$72,000	$91,800	$66,400	$91,100
Adjusted Sale Price		$158,100	$142,100	$155,700	$136,900	$149,400
Comparable Estimate	$148,400 ($116.48/SFLA)					

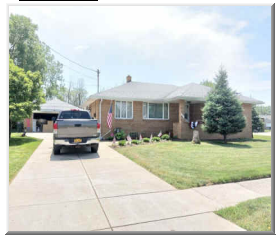
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-20	104.05-1-1	103.08-7-15	104.05-3-2	104.05-1-12	103.08-7-6
Owner	Hora, Kaitlyn A	Hernandez, Gilbert	Galioto, James R	Berkman, Charles V	Gurowicz, William J	Wainwright, Corey L
Address	177 Irving Ter	201 Irving Ter	339 French Rd	397 French Rd	37 Rogers Dr	299 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 123	60 x 120	50 x 120	84 x 152	75 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1956 / 0	1958 / 0	1952 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1296	1274	1216	1352	1422	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	0 200
SFLA	1296	1274	1216	1352	1422	1216
Att/Det Gar Sqft	396	338	352	484	368	440
Prior Land	$11,000					
Prior Total	$112,000					
Comp Land Estimate	$14,000	$14,400	$12,400	$19,000	$16,200	$12,400
Sale Date		8/21/2019	7/20/2018	2/22/2017	8/29/2019	9/18/2019
Sale Price		$149,500	$120,000	$110,000	$150,000	$157,000
Time Adj Sale Price		$149,500	$123,600	$112,800	$150,000	$157,000
TADJSP/SQFT		$117.35	$101.64	$83.43	$105.49	$129.11
Model Adjustments	$82,600	$81,900	$72,000	$66,400	$91,100	$91,800
Adjusted Sale Price		$150,200	$134,200	$129,000	$141,500	$147,800
Comparable Estimate	$140,500 ($108.41/SFLA)					

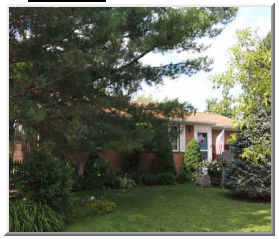
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-21	104.05-1-21	104.05-1-23	104.05-1-5	104.05-2-1	104.05-1-13
Owner	Maeder, Sean M	Maeder, Sean M	Burr, Diane E	Wrobel, Christopher R	Krafchak, Leah	Wiseman, Brandon
Address	183 Irving Ter	183 Irving Ter	195 Irving Ter	23 Rogers Dr	379 French Rd	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 123	57 x 123	57 x 122	62 x 120	89 x 80	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1955 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1016	1016	1008	1008	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 0	0 0
SFLA	1016	1016	1016	1008	1008	980
Att/Det Gar Sqft	308	308	396	384	352	336
Prior Land	$11,000					
Prior Total	$91,900					
Comp Land Estimate	$14,000	$14,000	$13,900	$14,600	$14,300	$13,200
Sale Date		9/18/2018	8/18/2017	9/6/2019	10/30/2018	4/27/2018
Sale Price		$132,000	$127,000	$150,000	$127,900	$134,900
Time Adj Sale Price		$135,300	$134,400	$150,000	$130,800	$140,000
TADJSP/SQFT		$133.17	$132.28	$148.81	$129.76	$142.86
Model Adjustments	$67,500	$67,500	$69,100	$71,400	$67,400	$63,500
Adjusted Sale Price		$135,300	$132,800	$146,100	$130,900	$144,000
Comparable Estimate	$137,800 ($135.63/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-22	104.05-1-21	104.05-1-23	104.05-1-5	104.05-2-1	103.08-8-4
Owner	Mack, Patricia H	Maeder, Sean M	Burr, Diane E	Wrobel, Christopher R	Krafchak, Leah	Bryant, Christopher J
Address	189 Irving Ter	183 Irving Ter	195 Irving Ter	23 Rogers Dr	379 French Rd	135 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 123	57 x 123	57 x 122	62 x 120	89 x 80	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1955 / 0	1955 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1016	1016	1008	1008	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 0	0 510
SFLA	1016	1016	1016	1008	1008	952
Att/Det Gar Sqft	440	308	396	384	352	396
Prior Land	$11,000					
Prior Total	$99,000					
Comp Land Estimate	$14,000	$14,000	$13,900	$14,600	$14,300	$12,400
Sale Date		9/18/2018	8/18/2017	9/6/2019	10/30/2018	3/20/2018
Sale Price		$132,000	$127,000	$150,000	$127,900	$135,000
Time Adj Sale Price		$135,300	$134,400	$150,000	$130,800	$140,500
TADJSP/SQFT		$133.17	$132.28	$148.81	$129.76	$147.58
Model Adjustments	$69,000	$67,500	$69,100	$71,400	$67,400	$64,500
Adjusted Sale Price		$136,800	$134,300	$147,600	$132,400	$145,000
Comparable Estimate	$139,200 ($137.01/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-20	103.08-7-15	104.05-1-1	103.08-7-6	104.05-3-2	104.05-1-21
Owner	Benedick, Scott D	Galioto, James R	Hernandez, Gilbert	Wainwright, Corey L	Berkman, Charles V	Maeder, Sean M
Address	190 Irving Ter	339 French Rd	201 Irving Ter	299 French Rd	397 French Rd	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 120	50 x 120	60 x 120	50 x 120	84 x 152	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1955 / 0	1957 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1238	1216	1274	1216	1352	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 200	0 0	0 0
SFLA	1238	1216	1274	1216	1352	1016
Att/Det Gar Sqft	500	352	338	440	484	308
Prior Land	$12,700					
Prior Total	$98,300					
Comp Land Estimate	$16,300	$12,400	$14,400	$12,400	$19,000	$14,000
Sale Date		7/20/2018	8/21/2019	9/18/2019	2/22/2017	9/18/2018
Sale Price		$120,000	$149,500	$157,000	$110,000	$132,000
Time Adj Sale Price		$123,600	$149,500	$157,000	$112,800	$135,300
TADJSP/SQFT		$101.64	$117.35	$129.11	$83.43	$133.17
Model Adjustments	$82,100	$72,000	$81,900	$91,800	$66,400	$67,500
Adjusted Sale Price		$133,700	$149,700	$147,300	$128,500	$149,900
Comparable Estimate	$141,800 ($114.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-23	104.05-1-23	104.05-1-21	104.05-1-5	104.05-2-1	104.05-1-13
Owner	Burr, Diane E	Burr, Diane E	Maeder, Sean M	Wrobel, Christopher R	Krafchak, Leah	Wiseman, Brandon
Address	195 Irving Ter	195 Irving Ter	183 Irving Ter	23 Rogers Dr	379 French Rd	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 122	57 x 122	57 x 123	62 x 120	89 x 80	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1016	1016	1016	1008	1008	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 0	0 0
SFLA	1016	1016	1016	1008	1008	980
Att/Det Gar Sqft	396	396	308	384	352	336
Prior Land	$11,000					
Prior Total	$99,800					
Comp Land Estimate	$13,900	$13,900	$14,000	$14,600	$14,300	$13,200
Sale Date		8/18/2017	9/18/2018	9/6/2019	10/30/2018	4/27/2018
Sale Price		$127,000	$132,000	$150,000	$127,900	$134,900
Time Adj Sale Price		$134,400	$135,300	$150,000	$130,800	$140,000
TADJSP/SQFT		$132.28	$133.17	$148.81	$129.76	$142.86
Model Adjustments	$69,100	$69,100	$67,500	$71,400	$67,400	$63,500
Adjusted Sale Price		$134,400	$136,900	$147,700	$132,500	$145,600
Comparable Estimate	$139,400 ($137.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-1	104.05-1-1	103.08-7-15	104.05-3-2	103.08-7-6	104.05-1-12
Owner	Hernandez, Gilbert	Hernandez, Gilbert	Galioto, James R	Berkman, Charles V	Wainwright, Corey L	Gurowicz, William J
Address	201 Irving Ter	201 Irving Ter	339 French Rd	397 French Rd	299 French Rd	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 120	60 x 120	50 x 120	84 x 152	50 x 120	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 0	1958 / 0	1957 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1274	1274	1216	1352	1216	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 200	0 0
SFLA	1274	1274	1216	1352	1216	1422
Att/Det Gar Sqft	338	338	352	484	440	368
Prior Land	$11,100					
Prior Total	$107,900					
Comp Land Estimate	$14,400	$14,400	$12,400	$19,000	$12,400	$16,200
Sale Date		8/21/2019	7/20/2018	2/22/2017	9/18/2019	8/29/2019
Sale Price		$149,500	$120,000	$110,000	$157,000	$150,000
Time Adj Sale Price		$149,500	$123,600	$112,800	$157,000	$150,000
TADJSP/SQFT		$117.35	$101.64	$83.43	$129.11	$105.49
Model Adjustments	$81,900	$81,900	$72,000	$66,400	$91,800	$91,100
Adjusted Sale Price		$149,500	$133,500	$128,300	$147,100	$140,800
Comparable Estimate	$139,800 ($109.73/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-45	103.08-7-35	103.08-10-10	103.08-5-18	103.12-7-33	103.12-10-1
Owner	Dittenhauser, Alfred R	Brownson, Ian J	Kwiatek, Gregory M	Kellerman, Gary A	Vandegriff, Amanda	McDaniel, Michael
Address	4 Morris Cir	54 Morris Cir	75 Irving Ter	24 Cornell Dr	64 Harvard Ave	33 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	71 x 131	53 x 249	60 x 130	89 x 140	50 x 150	77 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1962 / 0	1960 / 0	1959 / 0	1966 / 0	1953 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	986	952	1040	1040	1015	984
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 540	0 336	0 0	0 0	0 0	0 510
SFLA	986	952	1040	1040	1015	984
Att/Det Gar Sqft	400		308	308	352	440
Prior Land	$12,700					
Prior Total	$99,200					
Comp Land Estimate	$16,400	$16,200	$15,000	$18,700	$13,800	$18,200
Sale Date		2/14/2017	4/23/2019	4/11/2017	10/18/2019	4/20/2018
Sale Price		$112,000	$150,000	$97,500	$140,000	$161,000
Time Adj Sale Price		$114,800	$151,100	$99,800	$140,000	$167,100
TADJSP/SQFT		$120.59	$145.29	$95.96	$137.93	$169.82
Model Adjustments	$67,700	$53,900	$72,200	$53,300	$69,100	$92,500
Adjusted Sale Price		$128,600	$146,600	$114,200	$138,600	$142,300
Comparable Estimate	$134,100 ($136/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-44	103.08-9-22	103.08-7-32	103.08-10-13	104.61-6-12	103.16-2-10.1
Owner	Vesper Mark C & Tammy	Dibba, Ousman	Hodgson, Nicholas M	Wilkey, Brent	Hermann, Jaime F	Casteel, Dylan
Address	10 Morris Cir	41 Morris Cir	72 Morris Cir	91 Irving Ter	306 River St	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 180	57 x 140	85 x 285	71 x 131	55 x 125	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1962 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 312	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / Y	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	1144	1114	1114	1092	1232	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	312 0	260 0	408 0	572 0	308 0	255 0
SFLA	1456	1374	1522	1664	1540	1587
Att/Det Gar Sqft						308
Prior Land	$13,700					
Prior Total	$123,200					
Comp Land Estimate	$17,700	$14,900	$21,400	$16,400	$14,200	$15,000
Sale Date		5/31/2017	6/20/2017	7/26/2018	10/31/2018	5/14/2018
Sale Price		$137,700	$170,000	$142,500	$154,000	$205,000
Time Adj Sale Price		$140,800	$173,700	$146,800	$157,500	$212,200
TADJSP/SQFT		$102.47	$114.13	$88.22	$102.27	$133.71
Model Adjustments	$90,200	$79,600	$97,100	$97,600	$86,700	$131,700
Adjusted Sale Price		$151,400	$166,800	$139,400	$161,000	$170,700
Comparable Estimate	$157,900 ($108.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-43	103.08-7-35	103.08-10-10	103.08-8-4	103.12-10-1	103.12-7-33
Owner	Vanderlip, Sophie	Brownson, Ian J	Kwiatek, Gregory M	Bryant, Christopher J	McDaniel, Michael	Vandegriff, Amanda
Address	14 Morris Cir	54 Morris Cir	75 Irving Ter	135 Morris Cir	33 Harvard Ave	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	46 x 231	53 x 249	60 x 130	50 x 120	77 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1957 / 0	1957 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	1040	952	984	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 336	0 0	0 510	0 510	0 0
SFLA	952	952	1040	952	984	1015
Att/Det Gar Sqft	400		308	396	440	352
Prior Land	$10,800					
Prior Total	$96,400					
Comp Land Estimate	$14,300	$16,200	$15,000	$12,400	$18,200	$13,800
Sale Date		2/14/2017	4/23/2019	3/20/2018	4/20/2018	10/18/2019
Sale Price		$112,000	$150,000	$135,000	$161,000	$140,000
Time Adj Sale Price		$114,800	$151,100	$140,500	$167,100	$140,000
TADJSP/SQFT		$120.59	$145.29	$147.58	$169.82	$137.93
Model Adjustments	$64,200	$53,900	$72,200	$64,500	$92,500	$69,100
Adjusted Sale Price		$125,100	$143,100	$140,200	$138,800	$135,100
Comparable Estimate	$136,500 ($143.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-11	104.09-3-10	104.09-2-16	104.09-2-17	104.09-9-8	104.09-9-12
Owner	Mazurkiewicz, Ralph F	Cochrane, Erin E	Haynes, Renaldo M	McFall, John T	Bucholtz, Jessica L	Smith, Carrie E
Address	14 Bostwick Pl	8 Bostwick Pl	3099 George Urban Blv	3105 George Urban Blv	14 4th St	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	71 x 110	57 x 114	60 x 128	60 x 128	47 x 125	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1955 / 0	1956 / 0	1958 / 0	1953 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	872	864	872	975	784	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 730	0 364	0 378
SFLA	1288	1280	1308	1219	1176	1191
Att/Det Gar Sqft	440	308	440	280	352	400
Prior Land	$11,600					
Prior Total	$95,000					
Comp Land Estimate	$15,100	$13,500	$14,900	$14,900	$12,000	$14,200
Sale Date		10/9/2019	8/18/2017	4/7/2017	8/27/2018	5/10/2018
Sale Price		$100,000	$129,000	$120,000	$146,500	$127,500
Time Adj Sale Price		$100,000	$136,500	$122,800	$150,600	$132,000
TADJSP/SQFT		$78.13	$104.36	$100.74	$128.06	$110.83
Model Adjustments	$71,700	$45,300	$72,400	$71,500	$80,100	$67,900
Adjusted Sale Price		$126,400	$135,800	$123,000	$142,200	$135,800
Comparable Estimate	$132,600 ($102.95/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2020
Option : DPW_DS_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-42	103.08-7-35	103.08-10-10	103.08-8-4	104.05-1-13	103.12-10-1
Owner	Wilczak, Fred F Jr	Brownson, Ian J	Kwiatek, Gregory M	Bryant, Christopher J	Wiseman, Brandon	McDaniel, Michael
Address	18 Morris Cir	54 Morris Cir	75 Irving Ter	135 Morris Cir	47 Rogers Dr	33 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	48 x 243	53 x 249	60 x 130	50 x 120	54 x 120	77 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1957 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	1040	952	980	984
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 336	0 0	0 510	0 0	0 510
SFLA	952	952	1040	952	980	984
Att/Det Gar Sqft	576		308	396	336	440
Prior Land	$11,300					
Prior Total	$98,500					
Comp Land Estimate	$14,900	$16,200	$15,000	$12,400	$13,200	$18,200
Sale Date		2/14/2017	4/23/2019	3/20/2018	4/27/2018	4/20/2018
Sale Price		$112,000	$150,000	$135,000	$134,900	$161,000
Time Adj Sale Price		$114,800	$151,100	$140,500	$140,000	$167,100
TADJSP/SQFT		$120.59	$145.29	$147.58	$142.86	$169.82
Model Adjustments	$66,600	$53,900	$72,200	$64,500	$63,500	$92,500
Adjusted Sale Price		$127,500	$145,500	$142,600	$143,100	$141,200

Comparable Estimate $140,000 ($147.06/SFLA)

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-41	103.08-10-10	103.08-7-6	103.08-7-35	103.08-7-15	103.08-5-18
Owner	Kozmycz, Eric	Kwiatek, Gregory M	Wainwright, Corey L	Brownson, Ian J	Galioto, James R	Kellerman, Gary A
Address	22 Morris Cir	75 Irving Ter	299 French Rd	54 Morris Cir	339 French Rd	24 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	47 x 250	60 x 130	50 x 120	53 x 249	50 x 120	89 x 140
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1959 / 0	1957 / 0	1960 / 0	1956 / 0	1966 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1148	1040	1216	952	1216	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 336	0 400	0 0
SFLA	1148	1040	1216	952	1216	1040
Att/Det Gar Sqft	528	308	440		352	308
Prior Land	$11,100					
Prior Total	$108,800					
Comp Land Estimate	$14,700	$15,000	$12,400	$16,200	$12,400	$18,700
Sale Date		4/23/2019	9/18/2019	2/14/2017	7/20/2018	4/11/2017
Sale Price		$150,000	$157,000	$112,000	$120,000	$97,500
Time Adj Sale Price		$151,100	$157,000	$114,800	$123,600	$99,800
TADJSP/SQFT		$145.29	$129.11	$120.59	$101.64	$95.96
Model Adjustments	$76,000	$72,200	$91,800	$53,900	$72,000	$53,300
Adjusted Sale Price		$154,900	$141,200	$136,900	$127,600	$122,500
Comparable Estimate	$136,600 ($118.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-19	103.08-9-22	103.08-7-32	103.08-10-13	104.61-6-12	103.16-2-10.1
Owner	Bona, Joseph M	Dibba, Ousman	Hodgson, Nicholas M	Wilkey, Brent	Hermann, Jaime F	Casteel, Dylan
Address	23 Morris Cir	41 Morris Cir	72 Morris Cir	91 Irving Ter	306 River St	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	61 x 173	57 x 140	85 x 285	71 x 131	55 x 125	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1962 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	1114	1114	1114	1092	1232	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	260 0	408 0	572 0	308 0	255 0
SFLA	1374	1374	1522	1664	1540	1587
Att/Det Gar Sqft						308
Prior Land	$13,100					
Prior Total	$113,800					
Comp Land Estimate	$16,900	$14,900	$21,400	$16,400	$14,200	$15,000
Sale Date		5/31/2017	6/20/2017	7/26/2018	10/31/2018	5/14/2018
Sale Price		$137,700	$170,000	$142,500	$154,000	$205,000
Time Adj Sale Price		$140,800	$173,700	$146,800	$157,500	$212,200
TADJSP/SQFT		$102.47	$114.13	$88.22	$102.27	$133.71
Model Adjustments	$79,400	$79,600	$97,100	$97,600	$86,700	$131,700
Adjusted Sale Price		$140,600	$156,000	$128,600	$150,200	$159,900
Comparable Estimate	$147,100 ($107.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-40	103.08-9-22	103.08-7-32	103.08-10-13	104.61-6-12	103.16-2-10.1
Owner	Burgio, Thomas J	Dibba, Ousman	Hodgson, Nicholas M	Wilkey, Brent	Hermann, Jaime F	Casteel, Dylan
Address	26 Morris Cir	41 Morris Cir	72 Morris Cir	91 Irving Ter	306 River St	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	61 x 253	57 x 140	85 x 285	71 x 131	55 x 125	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1960 / 0	1959 / 0	1962 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / Y	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	1114	1114	1114	1092	1232	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	260 0	408 0	572 0	308 0	255 0
SFLA	1374	1374	1522	1664	1540	1587
Att/Det Gar Sqft						308
Prior Land	$14,000					
Prior Total	$119,000					
Comp Land Estimate	$18,100	$14,900	$21,400	$16,400	$14,200	$15,000
Sale Date		5/31/2017	6/20/2017	7/26/2018	10/31/2018	5/14/2018
Sale Price		$137,700	$170,000	$142,500	$154,000	$205,000
Time Adj Sale Price		$140,800	$173,700	$146,800	$157,500	$212,200
TADJSP/SQFT		$102.47	$114.13	$88.22	$102.27	$133.71
Model Adjustments	$85,300	$79,600	$97,100	$97,600	$86,700	$131,700
Adjusted Sale Price		$146,500	$161,900	$134,500	$156,100	$165,800
Comparable Estimate	$153,000 ($111.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-20	103.08-9-22	103.08-7-32	103.08-10-13	104.61-6-12	103.16-2-10.1
Owner	Marks, Thomas G	Dibba, Ousman	Hodgson, Nicholas M	Wilkey, Brent	Hermann, Jaime F	Casteel, Dylan
Address	29 Morris Cir	41 Morris Cir	72 Morris Cir	91 Irving Ter	306 River St	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	59 x 153	57 x 140	85 x 285	71 x 131	55 x 125	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1962 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / Y	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	1114	1114	1114	1092	1232	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	260 0	408 0	572 0	308 0	255 0
SFLA	1374	1374	1522	1664	1540	1587
Att/Det Gar Sqft						308
Prior Land	$12,400					
Prior Total	$119,600					
Comp Land Estimate	$15,900	$14,900	$21,400	$16,400	$14,200	$15,000
Sale Date		5/31/2017	6/20/2017	7/26/2018	10/31/2018	5/14/2018
Sale Price		$137,700	$170,000	$142,500	$154,000	$205,000
Time Adj Sale Price		$140,800	$173,700	$146,800	$157,500	$212,200
TADJSP/SQFT		$102.47	$114.13	$88.22	$102.27	$133.71
Model Adjustments	$86,300	$79,600	$97,100	$97,600	$86,700	$131,700
Adjusted Sale Price		$147,500	$162,900	$135,500	$157,100	$166,800
Comparable Estimate	$154,000 ($112.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-39	103.08-7-35	103.08-8-4	103.08-10-10	104.05-1-13	104.05-5-1
Owner	Recore, Leonard E	Brownson, Ian J	Bryant, Christopher J	Kwiatek, Gregory M	Wiseman, Brandon	Adams, Charles E III
Address	32 Morris Cir	54 Morris Cir	135 Morris Cir	75 Irving Ter	47 Rogers Dr	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 254	53 x 249	50 x 120	60 x 130	54 x 120	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1957 / 0	1959 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	1040	980	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 336	0 510	0 0	0 0	0 0
SFLA	952	952	952	1040	980	1016
Att/Det Gar Sqft	880		396	308	336	280
Prior Land	$12,400					
Prior Total	$90,200					
Comp Land Estimate	$16,200	$16,200	$12,400	$15,000	$13,200	$18,300
Sale Date		2/14/2017	3/20/2018	4/23/2019	4/27/2018	9/25/2017
Sale Price		$112,000	$135,000	$150,000	$134,900	$122,500
Time Adj Sale Price		$114,800	$140,500	$151,100	$140,000	$129,300
TADJSP/SQFT		$120.59	$147.58	$145.29	$142.86	$127.26
Model Adjustments	$61,800	$53,900	$64,500	$72,200	$63,500	$62,300
Adjusted Sale Price		$122,700	$137,800	$140,700	$138,300	$128,800
Comparable Estimate	$133,700 ($140.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-21	103.08-9-22	103.08-7-32	103.08-10-13	104.61-6-12	103.16-2-10.1
Owner	Grant, Jeremy T	Dibba, Ousman	Hodgson, Nicholas M	Wilkey, Brent	Hermann, Jaime F	Casteel, Dylan
Address	35 Morris Cir	41 Morris Cir	72 Morris Cir	91 Irving Ter	306 River St	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 143	57 x 140	85 x 285	71 x 131	55 x 125	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1962 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	1236	1114	1114	1092	1232	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	260 0	408 0	572 0	308 0	255 0
SFLA	1496	1374	1522	1664	1540	1587
Att/Det Gar Sqft						308
Prior Land	$11,800					
Prior Total	$118,500					
Comp Land Estimate	$15,000	$14,900	$21,400	$16,400	$14,200	$15,000
Sale Date		5/31/2017	6/20/2017	7/26/2018	10/31/2018	5/14/2018
Sale Price		$137,700	$170,000	$142,500	$154,000	$205,000
Time Adj Sale Price		$140,800	$173,700	$146,800	$157,500	$212,200
TADJSP/SQFT		$102.47	$114.13	$88.22	$102.27	$133.71
Model Adjustments	$73,000	$79,600	$97,100	$97,600	$86,700	$131,700
Adjusted Sale Price		$134,200	$149,600	$122,200	$143,800	$153,500
Comparable Estimate	$140,700 ($94.05/SFLA)					

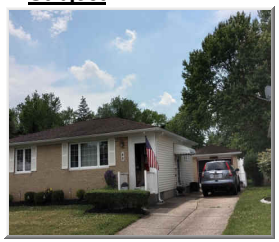
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-38	103.08-7-29	103.12-8-26	104.09-2-16	103.12-9-21	103.08-9-17
Owner	Riek Gerald A	Zilka, Rachel L	Adolf, Andrew	Haynes, Renaldo M	Bennett, Stephen	Betker, Kenneth M
Address	36 Morris Cir	90 Morris Cir	47 Nardin Dr	3099 George Urban Blv	83 Canisius Ct	72 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 252	58 x 120	52 x 125	60 x 128	55 x 118	60 x 132
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1957 / 0	1955 / 0	1956 / 0	1960 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	D Economy
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	4
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	1 / 0	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	985	1052	806	872	806	1544
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 425	0 360	0 372	0 0	0 200	0 0
SFLA	1603	1424	1411	1308	1209	1996
Att/Det Gar Sqft	528	308	308	440	280	224
Prior Land	$12,400					
Prior Total	$115,800					
Comp Land Estimate	$16,200	$14,000	$13,100	$14,900	$13,300	$15,100
Sale Date		11/13/2018	3/7/2019	8/18/2017	11/20/2019	2/21/2017
Sale Price		$154,500	$156,333	$129,000	$129,000	$113,500
Time Adj Sale Price		$157,600	$157,900	$136,500	$129,000	$116,400
TADJSP/SQFT		$110.67	$111.91	$104.36	$106.70	$58.32
Model Adjustments	$86,900	$77,600	$89,400	$72,400	$63,500	$45,400
Adjusted Sale Price		$166,900	$155,400	$151,000	$152,400	$157,900
Comparable Estimate	$156,700 ($97.75/SFLA)					

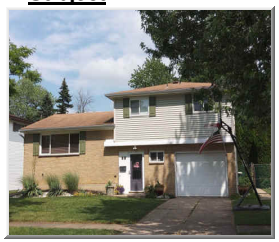
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-22	103.08-9-22	103.08-7-32	103.08-10-13	104.61-6-12	103.16-2-10.1
Owner	Dibba, Ousman	Dibba, Ousman	Hodgson, Nicholas M	Wilkey, Brent	Hermann, Jaime F	Casteel, Dylan
Address	41 Morris Cir	41 Morris Cir	72 Morris Cir	91 Irving Ter	306 River St	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 140	57 x 140	85 x 285	71 x 131	55 x 125	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	01 Wood	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1962 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	1114	1114	1114	1092	1232	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	260 0	408 0	572 0	308 0	255 0
SFLA	1374	1374	1522	1664	1540	1587
Att/Det Gar Sqft						308
Prior Land	$11,600					
Prior Total	$113,900					
Comp Land Estimate	$14,900	$14,900	$21,400	$16,400	$14,200	$15,000
Sale Date		5/31/2017	6/20/2017	7/26/2018	10/31/2018	5/14/2018
Sale Price		$137,700	$170,000	$142,500	$154,000	$205,000
Time Adj Sale Price		$140,800	$173,700	$146,800	$157,500	$212,200
TADJSP/SQFT		$102.47	$114.13	$88.22	$102.27	$133.71
Model Adjustments	$79,600	$79,600	$97,100	$97,600	$86,700	$131,700
Adjusted Sale Price		$140,800	$156,200	$128,800	$150,400	$160,100
Comparable Estimate	$147,300 ($107.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-37	103.08-7-29	103.12-8-26	104.09-2-16	103.12-9-21	103.12-8-25
Owner	Heim, John F	Zilka, Rachel L	Adolf, Andrew	Haynes, Renaldo M	Bennett, Stephen	Hyman, Adrianna
Address	42 Morris Cir	90 Morris Cir	47 Nardin Dr	3099 George Urban Blv	83 Canisius Ct	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 251	58 x 120	52 x 125	60 x 128	55 x 118	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1957 / 0	1955 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	2 / 0	1 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	1052	806	872	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 372	0 0	0 200	0 403
SFLA	1344	1424	1411	1308	1209	1209
Att/Det Gar Sqft		308	308	440	280	440
Prior Land	$12,400					
Prior Total	$111,900					
Comp Land Estimate	$16,200	$14,000	$13,100	$14,900	$13,300	$13,100
Sale Date		11/13/2018	3/7/2019	8/18/2017	11/20/2019	7/21/2017
Sale Price		$154,500	$156,333	$129,000	$129,000	$114,000
Time Adj Sale Price		$157,600	$157,900	$136,500	$129,000	$121,000
TADJSP/SQFT		$110.67	$111.91	$104.36	$106.70	$100.08
Model Adjustments	$73,000	$77,600	$89,400	$72,400	$63,500	$58,900
Adjusted Sale Price		$153,000	$141,500	$137,100	$138,500	$135,100
Comparable Estimate	$141,000 ($104.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-4-3	104.09-3-10	103.12-8-26	104.09-2-16	104.09-2-17	104.09-9-8
Owner	Howe, Eric J	Cochrane, Erin E	Adolf, Andrew	Haynes, Renaldo M	McFall, John T	Bucholtz, Jessica L
Address	15 Bostwick Pl	8 Bostwick Pl	47 Nardin Dr	3099 George Urban Blv	3105 George Urban Blv	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	81 x 107	57 x 114	52 x 125	60 x 128	60 x 128	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1952 / 0	1957 / 0	1955 / 0	1956 / 0	1958 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1095	864	806	872	975	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 372	0 0	0 730	0 364
SFLA	1605	1280	1411	1308	1219	1176
Att/Det Gar Sqft	576	308	308	440	280	352
Prior Land	$12,400					
Prior Total	$110,000					
Comp Land Estimate	$15,900	$13,500	$13,100	$14,900	$14,900	$12,000
Sale Date		10/9/2019	3/7/2019	8/18/2017	4/7/2017	8/27/2018
Sale Price		$100,000	$156,333	$129,000	$120,000	$146,500
Time Adj Sale Price		$100,000	$157,900	$136,500	$122,800	$150,600
TADJSP/SQFT		$78.13	$111.91	$104.36	$100.74	$128.06
Model Adjustments	$88,800	$45,300	$89,400	$72,400	$71,500	$80,100
Adjusted Sale Price		$143,500	$157,300	$152,900	$140,100	$159,300
Comparable Estimate	$150,600 ($93.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-23	103.08-9-22	103.08-7-32	103.08-10-13	104.61-6-12	103.16-2-10.1
Owner	Harla, Gregory	Dibba, Ousman	Hodgson, Nicholas M	Wilkey, Brent	Hermann, Jaime F	Casteel, Dylan
Address	47 Morris Cir	41 Morris Cir	72 Morris Cir	91 Irving Ter	306 River St	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 140	57 x 140	85 x 285	71 x 131	55 x 125	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1962 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	3 Partial 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	1114	1114	1114	1092	1232	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	260 0	408 0	572 0	308 0	255 0
SFLA	1374	1374	1522	1664	1540	1587
Att/Det Gar Sqft						308
Prior Land	$11,600					
Prior Total	$114,500					
Comp Land Estimate	$14,900	$14,900	$21,400	$16,400	$14,200	$15,000
Sale Date		5/31/2017	6/20/2017	7/26/2018	10/31/2018	5/14/2018
Sale Price		$137,700	$170,000	$142,500	$154,000	$205,000
Time Adj Sale Price		$140,800	$173,700	$146,800	$157,500	$212,200
TADJSP/SQFT		$102.47	$114.13	$88.22	$102.27	$133.71
Model Adjustments	$81,600	$79,600	$97,100	$97,600	$86,700	$131,700
Adjusted Sale Price		$142,800	$158,200	$130,800	$152,400	$162,100
Comparable Estimate	$149,300 ($108.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-36	103.08-7-59	103.08-5-16	104.05-1-12	103.08-5-8	103.08-7-6
Owner	Hirtzel, John	Warmus, Amanda B	Schopf, Steven J	Gurowicz, William J	Whalen, Mary Jo	Wainwright, Corey L
Address	48 Morris Cir	55 Dartmouth Dr	32 Cornell Dr	37 Rogers Dr	64 Cornell Dr	299 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 250	80 x 154	91 x 160	75 x 120	80 x 145	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1960 / 0	1956 / 0	1957 / 0	1952 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1432	1540	1486	1422	1536	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 200
SFLA	1432	1540	1486	1422	1536	1216
Att/Det Gar Sqft	308	396	264	368		440
Prior Land	$12,400					
Prior Total	$107,400					
Comp Land Estimate	$16,200	$18,900	$19,900	$16,200	$18,400	$12,400
Sale Date		1/22/2018	8/2/2019	8/29/2019	7/1/2019	9/18/2019
Sale Price		$151,500	$193,000	$150,000	$155,000	$157,000
Time Adj Sale Price		$158,400	$193,000	$150,000	$155,000	$157,000
TADJSP/SQFT		$102.86	$129.88	$105.49	$100.91	$129.11
Model Adjustments	$92,300	$88,600	$118,200	$91,100	$89,600	$91,800
Adjusted Sale Price		$162,100	$167,100	$151,200	$157,700	$157,500
Comparable Estimate	$159,100 ($111.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-24	103.08-7-32	103.08-10-13	103.08-9-22	103.16-2-10.1	104.61-6-12
Owner	Zilka, Thomas J	Hodgson, Nicholas M	Wilkey, Brent	Dibba, Ousman	Casteel, Dylan	Hermann, Jaime F
Address	53 Morris Cir	72 Morris Cir	91 Irving Ter	41 Morris Cir	90 Chateau Ct	306 River St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	72 x 140	85 x 285	71 x 131	57 x 140	55 x 139	55 x 125
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1959 / 0	1962 / 0	1960 / 0	1969 / 0	1967 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / Y	0 / N	0 / N	1 / Y	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 0	4 Full 1
1st Sty Area	1338	1114	1092	1114	1332	1232
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	408 0	572 0	260 0	255 0	308 0
SFLA	1598	1522	1664	1374	1587	1540
Att/Det Gar Sqft					308	
Prior Land	$13,200					
Prior Total	$129,700					
Comp Land Estimate	$17,100	$21,400	$16,400	$14,900	$15,000	$14,200
Sale Date		6/20/2017	7/26/2018	5/31/2017	5/14/2018	10/31/2018
Sale Price		$170,000	$142,500	$137,700	$205,000	$154,000
Time Adj Sale Price		$173,700	$146,800	$140,800	$212,200	$157,500
TADJSP/SQFT		$114.13	$88.22	$102.47	$133.71	$102.27
Model Adjustments	$93,600	$97,100	$97,600	$79,600	$131,700	$86,700
Adjusted Sale Price		$170,200	$142,800	$154,800	$174,100	$164,400
Comparable Estimate	$161,300 ($100.94/SFLA)					

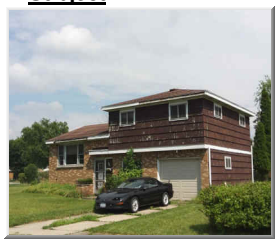
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-35	103.08-7-35	103.08-8-4	103.08-10-10	104.05-1-13	104.05-1-21
Owner	Brownson, Ian J	Brownson, Ian J	Bryant, Christopher J	Kwiatek, Gregory M	Wiseman, Brandon	Maeder, Sean M
Address	54 Morris Cir	54 Morris Cir	135 Morris Cir	75 Irving Ter	47 Rogers Dr	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 249	53 x 249	50 x 120	60 x 130	54 x 120	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1957 / 0	1959 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	1040	980	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 336	0 336	0 510	0 0	0 0	0 0
SFLA	952	952	952	1040	980	1016
Att/Det Gar Sqft			396	308	336	308
Prior Land	$12,400					
Prior Total	$100,500					
Comp Land Estimate	$16,200	$16,200	$12,400	$15,000	$13,200	$14,000
Sale Date		2/14/2017	3/20/2018	4/23/2019	4/27/2018	9/18/2018
Sale Price		$112,000	$135,000	$150,000	$134,900	$132,000
Time Adj Sale Price		$114,800	$140,500	$151,100	$140,000	$135,300
TADJSP/SQFT		$120.59	$147.58	$145.29	$142.86	$133.17
Model Adjustments	$53,900	$53,900	$64,500	$72,200	$63,500	$67,500
Adjusted Sale Price		$114,800	$129,900	$132,800	$130,400	$121,700
Comparable Estimate	$125,900 ($132.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-25	103.08-9-22	103.08-7-32	103.08-10-13	104.61-6-12	103.16-2-10.1
Owner	Eberle, Edwin N	Dibba, Ousman	Hodgson, Nicholas M	Wilkey, Brent	Hermann, Jaime F	Casteel, Dylan
Address	59 Morris Cir	41 Morris Cir	72 Morris Cir	91 Irving Ter	306 River St	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 140	57 x 140	85 x 285	71 x 131	55 x 125	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1960 / 0	1959 / 0	1962 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	1114	1114	1114	1092	1232	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	260 0	408 0	572 0	308 0	255 0
SFLA	1374	1374	1522	1664	1540	1587
Att/Det Gar Sqft						308
Prior Land	$11,600					
Prior Total	$115,600					
Comp Land Estimate	$14,900	$14,900	$21,400	$16,400	$14,200	$15,000
Sale Date		5/31/2017	6/20/2017	7/26/2018	10/31/2018	5/14/2018
Sale Price		$137,700	$170,000	$142,500	$154,000	$205,000
Time Adj Sale Price		$140,800	$173,700	$146,800	$157,500	$212,200
TADJSP/SQFT		$102.47	$114.13	$88.22	$102.27	$133.71
Model Adjustments	$81,600	$79,600	$97,100	$97,600	$86,700	$131,700
Adjusted Sale Price		$142,800	$158,200	$130,800	$152,400	$162,100
Comparable Estimate	$149,300 ($108.66/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-34	103.08-7-35	103.08-8-4	103.08-10-10	104.05-1-13	104.05-1-21
Owner	Peters, Korey	Brownson, Ian J	Bryant, Christopher J	Kwiatek, Gregory M	Wiseman, Brandon	Maeder, Sean M
Address	60 Morris Cir	54 Morris Cir	135 Morris Cir	75 Irving Ter	47 Rogers Dr	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 248	53 x 249	50 x 120	60 x 130	54 x 120	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1961 / 0	1960 / 0	1957 / 0	1959 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	1040	980	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 336	0 510	0 0	0 0	0 0
SFLA	952	952	952	1040	980	1016
Att/Det Gar Sqft	320		396	308	336	308
Prior Land	$12,400					
Prior Total	$99,000					
Comp Land Estimate	$16,200	$16,200	$12,400	$15,000	$13,200	$14,000
Sale Date		2/14/2017	3/20/2018	4/23/2019	4/27/2018	9/18/2018
Sale Price		$112,000	$135,000	$150,000	$134,900	$132,000
Time Adj Sale Price		$114,800	$140,500	$151,100	$140,000	$135,300
TADJSP/SQFT		$120.59	$147.58	$145.29	$142.86	$133.17
Model Adjustments	$65,200	$53,900	$64,500	$72,200	$63,500	$67,500
Adjusted Sale Price		$126,100	$141,200	$144,100	$141,700	$133,000
Comparable Estimate	$137,200 ($144.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-26	103.12-8-9	104.09-9-8	103.08-7-29	103.12-8-25	103.12-9-21
Owner	Thomas, James E Sr	Barton, Jeffrey	Bucholtz, Jessica L	Zilka, Rachel L	Hyman, Adrianna	Bennett, Stephen
Address	65 Morris Cir	34 5th St	14 4th St	90 Morris Cir	43 Nardin Dr	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 140	52 x 125	47 x 125	58 x 120	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1955 / 0	1958 / 0	1958 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	792	752	784	1052	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 575	0 480	0 364	0 360	0 403	0 200
SFLA	990	1112	1176	1424	1209	1209
Att/Det Gar Sqft	352	400	352	308	440	280
Prior Land	$11,600					
Prior Total	$93,100					
Comp Land Estimate	$14,900	$13,100	$12,000	$14,000	$13,100	$13,300
Sale Date		10/12/2018	8/27/2018	11/13/2018	7/21/2017	11/20/2019
Sale Price		$107,500	$146,500	$154,500	$114,000	$129,000
Time Adj Sale Price		$109,900	$150,600	$157,600	$121,000	$129,000
TADJSP/SQFT		$98.83	$128.06	$110.67	$100.08	$106.70
Model Adjustments	$58,700	$54,200	$80,100	$77,600	$58,900	$63,500
Adjusted Sale Price		$114,400	$129,200	$138,700	$120,800	$124,200
Comparable Estimate	$125,500 ($126.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-33	103.08-7-35	103.08-8-4	103.08-10-10	104.05-1-13	104.05-1-21
Owner	Coia, Aurelio	Brownson, Ian J	Bryant, Christopher J	Kwiatek, Gregory M	Wiseman, Brandon	Maeder, Sean M
Address	66 Morris Cir	54 Morris Cir	135 Morris Cir	75 Irving Ter	47 Rogers Dr	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 251	53 x 249	50 x 120	60 x 130	54 x 120	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1957 / 0	1959 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	1040	980	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 336	0 510	0 0	0 0	0 0
SFLA	952	952	952	1040	980	1016
Att/Det Gar Sqft			396	308	336	308
Prior Land	$14,200					
Prior Total	$96,300					
Comp Land Estimate	$18,400	$16,200	$12,400	$15,000	$13,200	$14,000
Sale Date		2/14/2017	3/20/2018	4/23/2019	4/27/2018	9/18/2018
Sale Price		$112,000	$135,000	$150,000	$134,900	$132,000
Time Adj Sale Price		$114,800	$140,500	$151,100	$140,000	$135,300
TADJSP/SQFT		$120.59	$147.58	$145.29	$142.86	$133.17
Model Adjustments	$62,000	$53,900	$64,500	$72,200	$63,500	$67,500
Adjusted Sale Price		$122,900	$138,000	$140,900	$138,500	$129,800
Comparable Estimate	$134,000 ($140.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-1	103.08-9-22	103.08-7-32	103.08-10-13	104.61-6-12	93.17-10-28
Owner	Sclafani, Sal	Dibba, Ousman	Hodgson, Nicholas M	Wilkey, Brent	Hermann, Jaime F	Ahmad, Mahmood
Address	71 Morris Cir	41 Morris Cir	72 Morris Cir	91 Irving Ter	306 River St	19 Mona Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	201
School Code	143007	143007	143007	143007	143007	145201
Site No.	1	1	1	1	1	1
Land Size	80 x 130	57 x 140	85 x 285	71 x 131	55 x 125	62 x 103
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	04 Composition	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1959 / 0	1962 / 0	1967 / 0	1962 / 0
Condition	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average 260	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 1
1st Sty Area	1114	1114	1114	1092	1232	1144
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	260 0	260 0	408 0	572 0	308 0	286 0
SFLA	1374	1374	1522	1664	1540	1430
Att/Det Gar Sqft						
Prior Land	$13,500					
Prior Total	$114,100					
Comp Land Estimate	$17,500	$14,900	$21,400	$16,400	$14,200	$14,400
Sale Date		5/31/2017	6/20/2017	7/26/2018	10/31/2018	10/31/2018
Sale Price		$137,700	$170,000	$142,500	$154,000	$135,900
Time Adj Sale Price		$140,800	$173,700	$146,800	$157,500	$139,000
TADJSP/SQFT		$102.47	$114.13	$88.22	$102.27	$97.20
Model Adjustments	$67,200	$79,600	$97,100	$97,600	$86,700	$73,800
Adjusted Sale Price		$128,400	$143,800	$116,400	$138,000	$132,400
Comparable Estimate	$131,800 ($95.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-32	103.08-7-32	103.08-9-22	103.08-10-13	104.61-6-12	103.16-2-10.1
Owner	Hodgson, Nicholas M	Hodgson, Nicholas M	Dibba, Ousman	Wilkey, Brent	Hermann, Jaime F	Casteel, Dylan
Address	72 Morris Cir	72 Morris Cir	41 Morris Cir	91 Irving Ter	306 River St	90 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	85 x 285	85 x 285	57 x 140	71 x 131	55 x 125	55 x 139
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1959 / 0	1960 / 0	1962 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average 408	C Average 100	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / Y	0 / N	0 / N	0 / N	1 / Y
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	4 Full 1	4 Full 1	4 Full 1	3 Partial 1	4 Full 1	3 Partial 0
1st Sty Area	1114	1114	1114	1092	1232	1332
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	408 0	408 0	260 0	572 0	308 0	255 0
SFLA	1522	1522	1374	1664	1540	1587
Att/Det Gar Sqft						308
Prior Land	$16,900					
Prior Total	$135,000					
Comp Land Estimate	$21,400	$21,400	$14,900	$16,400	$14,200	$15,000
Sale Date		6/20/2017	5/31/2017	7/26/2018	10/31/2018	5/14/2018
Sale Price		$170,000	$137,700	$142,500	$154,000	$205,000
Time Adj Sale Price		$173,700	$140,800	$146,800	$157,500	$212,200
TADJSP/SQFT		$114.13	$102.47	$88.22	$102.27	$133.71
Model Adjustments	$97,100	$97,100	$79,600	$97,600	$86,700	$131,700
Adjusted Sale Price		$173,700	$158,300	$146,300	$167,900	$177,600
Comparable Estimate	$164,800 ($108.28/SFLA)					

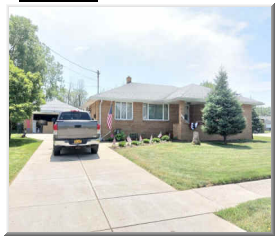
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-12	104.61-4-7	104.69-6-3.1	104.61-5-19	104.61-4-10	114.08-7-16
Owner	Ranick, Kelly	Wallace, James M	Robison, Jennifer	Bochynski, Kristine	Haigh, Corey A	Dudzinski, Andrew M
Address	22 Bostwick Pl	364 Ellington St	4659 Broadway St	315 River St	350 Ellington St	621 Rowley Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	93 x 107	60 x 115	60 x 129	55 x 125	38 x 115	60 x 120
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1877 / 0	1917 / 0	1937 / 0	1922 / 0	1928 / 2017	1923 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.3	1.5	2.5
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	4 Full 0
1st Sty Area	1113	988	912	680	616	913
2nd Sty Area	0	0	0	0	0	725
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1313	1261	1476	822	1097	1638
Att/Det Gar Sqft	462	440	384		247	651
Prior Land	$13,500					
Prior Total	$85,000					
Comp Land Estimate	$16,600	$14,500	$15,300	$14,200	$10,400	$14,800
Sale Date		9/21/2018	1/16/2018	6/26/2017	8/11/2017	7/2/2019
Sale Price		$135,000	$128,750	$77,380	$131,000	$178,000
Time Adj Sale Price		$138,400	$134,600	$79,100	$138,700	$178,000
TADJSP/SQFT		$109.75	$91.19	$96.23	$126.44	$108.67
Model Adjustments	$64,900	$54,600	$65,400	$11,000	$64,400	$88,700
Adjusted Sale Price		$148,700	$134,100	$133,000	$139,200	$154,200
Comparable Estimate	$141,800 ($108/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-31	103.08-7-35	103.08-8-4	104.05-1-21	104.05-1-13	104.05-1-23
Owner	Brownson, Joanne	Brownson, Ian J	Bryant, Christopher J	Maeder, Sean M	Wiseman, Brandon	Burr, Diane E
Address	78 Morris Cir	54 Morris Cir	135 Morris Cir	183 Irving Ter	47 Rogers Dr	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	89 x 250	53 x 249	50 x 120	57 x 123	54 x 120	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1960 / 0	1957 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	1016	980	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 336	0 510	0 0	0 0	0 0
SFLA	952	952	952	1016	980	1016
Att/Det Gar Sqft	484		396	308	336	396
Prior Land	$17,300					
Prior Total	$95,000					
Comp Land Estimate	$21,600	$16,200	$12,400	$14,000	$13,200	$13,900
Sale Date		2/14/2017	3/20/2018	9/18/2018	4/27/2018	8/18/2017
Sale Price		$112,000	$135,000	$132,000	$134,900	$127,000
Time Adj Sale Price		$114,800	$140,500	$135,300	$140,000	$134,400
TADJSP/SQFT		$120.59	$147.58	$133.17	$142.86	$132.28
Model Adjustments	$71,200	$53,900	$64,500	$67,500	$63,500	$69,100
Adjusted Sale Price		$132,100	$147,200	$139,000	$147,700	$136,500
Comparable Estimate	$140,500 ($147.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-30	103.08-7-29	103.12-8-9	104.09-9-8	103.12-9-21	103.12-8-25
Owner	Siekierski, Paul M	Zilka, Rachel L	Barton, Jeffrey	Bucholtz, Jessica L	Bennett, Stephen	Hyman, Adrianna
Address	84 Morris Cir	90 Morris Cir	34 5th St	14 4th St	83 Canisius Ct	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	73 x 165	58 x 120	52 x 125	47 x 125	55 x 118	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1955 / 0	1958 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	1052	752	784	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 416	0 360	0 480	0 364	0 200	0 403
SFLA	960	1424	1112	1176	1209	1209
Att/Det Gar Sqft	440	308	400	352	280	440
Prior Land	$14,200					
Prior Total	$93,100					
Comp Land Estimate	$18,400	$14,000	$13,100	$12,000	$13,300	$13,100
Sale Date		11/13/2018	10/12/2018	8/27/2018	11/20/2019	7/21/2017
Sale Price		$154,500	$107,500	$146,500	$129,000	$114,000
Time Adj Sale Price		$157,600	$109,900	$150,600	$129,000	$121,000
TADJSP/SQFT		$110.67	$98.83	$128.06	$106.70	$100.08
Model Adjustments	$62,200	$77,600	$54,200	$80,100	$63,500	$58,900
Adjusted Sale Price		$142,200	$117,900	$132,700	$127,700	$124,300
Comparable Estimate	$129,000 ($134.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-29	103.08-7-29	103.12-8-26	104.09-2-16	104.09-2-17	103.12-8-25
Owner	Zilka, Rachel L	Zilka, Rachel L	Adolf, Andrew	Haynes, Renaldo M	McFall, John T	Hyman, Adrianna
Address	90 Morris Cir	90 Morris Cir	47 Nardin Dr	3099 George Urban Blv	3105 George Urban Blv	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 120	58 x 120	52 x 125	60 x 128	60 x 128	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1957 / 0	1955 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1052	1052	806	872	975	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 360	0 360	0 372	0 0	0 730	0 403
SFLA	1424	1424	1411	1308	1219	1209
Att/Det Gar Sqft	308	308	308	440	280	440
Prior Land	$11,000					
Prior Total	$106,600					
Comp Land Estimate	$14,000	$14,000	$13,100	$14,900	$14,900	$13,100
Sale Date		11/13/2018	3/7/2019	8/18/2017	4/7/2017	7/21/2017
Sale Price		$154,500	$156,333	$129,000	$120,000	$114,000
Time Adj Sale Price		$157,600	$157,900	$136,500	$122,800	$121,000
TADJSP/SQFT		$110.67	$111.91	$104.36	$100.74	$100.08
Model Adjustments	$77,600	$77,600	$89,400	$72,400	$71,500	$58,900
Adjusted Sale Price		$157,600	$146,100	$141,700	$128,900	$139,700
Comparable Estimate	$142,800 ($100.28/SFLA)					

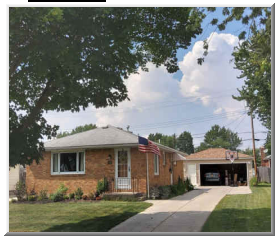
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-28	103.08-8-4	103.08-7-35	104.05-1-21	104.05-1-23	104.05-1-13
Owner	Basile Richard J &	Bryant, Christopher J	Brownson, Ian J	Maeder, Sean M	Burr, Diane E	Wiseman, Brandon
Address	96 Morris Cir	135 Morris Cir	54 Morris Cir	183 Irving Ter	195 Irving Ter	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 120	50 x 120	53 x 249	57 x 123	57 x 122	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1960 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	1016	1016	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 510	0 336	0 0	0 0	0 0
SFLA	952	952	952	1016	1016	980
Att/Det Gar Sqft	484	396		308	396	336
Prior Land	$11,000					
Prior Total	$96,400					
Comp Land Estimate	$14,000	$12,400	$16,200	$14,000	$13,900	$13,200
Sale Date		3/20/2018	2/14/2017	9/18/2018	8/18/2017	4/27/2018
Sale Price		$135,000	$112,000	$132,000	$127,000	$134,900
Time Adj Sale Price		$140,500	$114,800	$135,300	$134,400	$140,000
TADJSP/SQFT		$147.58	$120.59	$133.17	$132.28	$142.86
Model Adjustments	$65,300	$64,500	$53,900	$67,500	$69,100	$63,500
Adjusted Sale Price		$141,300	$126,200	$133,100	$130,600	$141,800
Comparable Estimate	$134,600 ($141.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-2	103.08-7-6	104.05-1-1	103.08-7-15	104.05-3-2	104.05-1-12
Owner	Bowen, Walter W	Wainwright, Corey L	Hernandez, Gilbert	Galioto, James R	Berkman, Charles V	Gurowicz, William J
Address	99 Morris Cir	299 French Rd	201 Irving Ter	339 French Rd	397 French Rd	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 130	50 x 120	60 x 120	50 x 120	84 x 152	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1955 / 0	1956 / 0	1958 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1332	1216	1274	1216	1352	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 200	0 0	0 400	0 0	0 0
SFLA	1332	1216	1274	1216	1352	1422
Att/Det Gar Sqft	440	440	338	352	484	368
Prior Land	$11,600					
Prior Total	$104,500					
Comp Land Estimate	$15,000	$12,400	$14,400	$12,400	$19,000	$16,200
Sale Date		9/18/2019	8/21/2019	7/20/2018	2/22/2017	8/29/2019
Sale Price		$157,000	$149,500	$120,000	$110,000	$150,000
Time Adj Sale Price		$157,000	$149,500	$123,600	$112,800	$150,000
TADJSP/SQFT		$129.11	$117.35	$101.64	$83.43	$105.49
Model Adjustments	$88,700	$91,800	$81,900	$72,000	$66,400	$91,100
Adjusted Sale Price		$153,900	$156,300	$140,300	$135,100	$147,600
Comparable Estimate	$146,600 ($110.06/SFLA)					

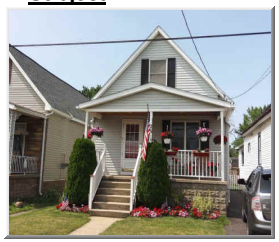
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-27	103.08-8-4	103.08-7-35	104.05-1-21	104.05-1-23	104.05-1-5
Owner	Mong, James M	Bryant, Christopher J	Brownson, Ian J	Maeder, Sean M	Burr, Diane E	Wrobel, Christopher R
Address	102 Morris Cir	135 Morris Cir	54 Morris Cir	183 Irving Ter	195 Irving Ter	23 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 120	50 x 120	53 x 249	57 x 123	57 x 122	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1960 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	986	952	952	1016	1016	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 510	0 336	0 0	0 0	0 506
SFLA	986	952	952	1016	1016	1008
Att/Det Gar Sqft	460	396		308	396	384
Prior Land	$11,000					
Prior Total	$98,400					
Comp Land Estimate	$14,000	$12,400	$16,200	$14,000	$13,900	$14,600
Sale Date		3/20/2018	2/14/2017	9/18/2018	8/18/2017	9/6/2019
Sale Price		$135,000	$112,000	$132,000	$127,000	$150,000
Time Adj Sale Price		$140,500	$114,800	$135,300	$134,400	$150,000
TADJSP/SQFT		$147.58	$120.59	$133.17	$132.28	$148.81
Model Adjustments	$68,400	$64,500	$53,900	$67,500	$69,100	$71,400
Adjusted Sale Price		$144,400	$129,300	$136,200	$133,700	$147,000
Comparable Estimate	$138,100 ($140.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-26	103.08-8-4	103.08-7-35	104.05-1-21	104.05-1-23	104.05-1-13
Owner	Schiller, Rae Ann	Bryant, Christopher J	Brownson, Ian J	Maeder, Sean M	Burr, Diane E	Wiseman, Brandon
Address	108 Morris Cir	135 Morris Cir	54 Morris Cir	183 Irving Ter	195 Irving Ter	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 120	50 x 120	53 x 249	57 x 123	57 x 122	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1960 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	1016	1016	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 504	0 510	0 336	0 0	0 0	0 0
SFLA	952	952	952	1016	1016	980
Att/Det Gar Sqft	484	396		308	396	336
Prior Land	$11,000					
Prior Total	$96,400					
Comp Land Estimate	$14,000	$12,400	$16,200	$14,000	$13,900	$13,200
Sale Date		3/20/2018	2/14/2017	9/18/2018	8/18/2017	4/27/2018
Sale Price		$135,000	$112,000	$132,000	$127,000	$134,900
Time Adj Sale Price		$140,500	$114,800	$135,300	$134,400	$140,000
TADJSP/SQFT		$147.58	$120.59	$133.17	$132.28	$142.86
Model Adjustments	$66,600	$64,500	$53,900	$67,500	$69,100	$63,500
Adjusted Sale Price		$142,600	$127,500	$134,400	$131,900	$143,100
Comparable Estimate	$135,900 ($142.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-3	103.08-7-29	103.12-8-26	104.09-2-16	104.09-2-17	103.12-8-25
Owner	Kuzmierczak Mark R &	Zilka, Rachel L	Adolf, Andrew	Haynes, Renaldo M	McFall, John T	Hyman, Adrianna
Address	111 Morris Cir	90 Morris Cir	47 Nardin Dr	3099 George Urban Blv	3105 George Urban Blv	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 125	58 x 120	52 x 125	60 x 128	60 x 128	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1957 / 0	1955 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	2	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	900	1052	806	872	975	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 372	0 0	0 730	0 403
SFLA	1476	1424	1411	1308	1219	1209
Att/Det Gar Sqft	504	308	308	440	280	440
Prior Land	$12,400					
Prior Total	$112,700					
Comp Land Estimate	$15,900	$14,000	$13,100	$14,900	$14,900	$13,100
Sale Date		11/13/2018	3/7/2019	8/18/2017	4/7/2017	7/21/2017
Sale Price		$154,500	$156,333	$129,000	$120,000	$114,000
Time Adj Sale Price		$157,600	$157,900	$136,500	$122,800	$121,000
TADJSP/SQFT		$110.67	$111.91	$104.36	$100.74	$100.08
Model Adjustments	$82,500	$77,600	$89,400	$72,400	$71,500	$58,900
Adjusted Sale Price		$162,500	$151,000	$146,600	$133,800	$144,600
Comparable Estimate	$147,700 ($100.07/SFLA)					

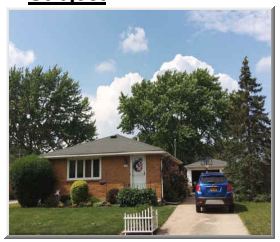
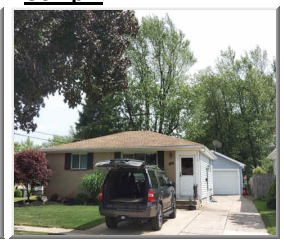
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-25	104.05-1-21	104.05-1-23	103.08-7-15	103.08-8-4	104.05-1-5
Owner	Ulas, Chester J	Maeder, Sean M	Burr, Diane E	Galioto, James R	Bryant, Christopher J	Wrobel, Christopher R
Address	114 Morris Cir	183 Irving Ter	195 Irving Ter	339 French Rd	135 Morris Cir	23 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 120	57 x 123	57 x 122	50 x 120	50 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1955 / 0	1956 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1016	1016	1216	952	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 510	0 506
SFLA	1080	1016	1016	1216	952	1008
Att/Det Gar Sqft	480	308	396	352	396	384
Prior Land	$11,000					
Prior Total	$102,000					
Comp Land Estimate	$14,000	$14,000	$13,900	$12,400	$12,400	$14,600
Sale Date		9/18/2018	8/18/2017	7/20/2018	3/20/2018	9/6/2019
Sale Price		$132,000	$127,000	$120,000	$135,000	$150,000
Time Adj Sale Price		$135,300	$134,400	$123,600	$140,500	$150,000
TADJSP/SQFT		$133.17	$132.28	$101.64	$147.58	$148.81
Model Adjustments	$73,500	$67,500	$69,100	$72,000	$64,500	$71,400
Adjusted Sale Price		$141,300	$138,800	$125,100	$149,500	$152,100
Comparable Estimate	$141,400 ($130.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-24	103.08-7-15	103.08-7-6	104.05-1-21	104.05-1-23	103.08-8-4
Owner	Westling, Karen	Galioto, James R	Wainwright, Corey L	Maeder, Sean M	Burr, Diane E	Bryant, Christopher J
Address	120 Morris Cir	339 French Rd	299 French Rd	183 Irving Ter	195 Irving Ter	135 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 120	50 x 120	50 x 120	57 x 123	57 x 122	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1957 / 0	1956 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	2
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1216	1216	1016	1016	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 200	0 0	0 0	0 510
SFLA	1120	1216	1216	1016	1016	952
Att/Det Gar Sqft	576	352	440	308	396	396
Prior Land	$11,000					
Prior Total	$104,700					
Comp Land Estimate	$14,000	$12,400	$12,400	$14,000	$13,900	$12,400
Sale Date		7/20/2018	9/18/2019	9/18/2018	8/18/2017	3/20/2018
Sale Price		$120,000	$157,000	$132,000	$127,000	$135,000
Time Adj Sale Price		$123,600	$157,000	$135,300	$134,400	$140,500
TADJSP/SQFT		$101.64	$129.11	$133.17	$132.28	$147.58
Model Adjustments	$76,700	$72,000	$91,800	$67,500	$69,100	$64,500
Adjusted Sale Price		$128,300	$141,900	$144,500	$142,000	$152,700
Comparable Estimate	$141,900 ($126.7/SFLA)					

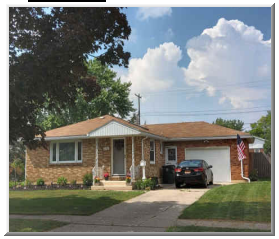


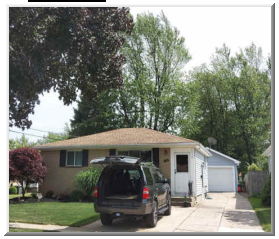
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-13	104.61-5-19	104.61-4-7	103.76-3-22.1	104.61-4-10	104.69-6-3.1
Owner	Gangloff, Charles	Bochynski, Kristine	Wallace, James M	Gosselin, Renee E	Haigh, Corey A	Robison, Jennifer
Address	26 Bostwick Pl	315 River St	364 Ellington St	13 A St	350 Ellington St	4659 Broadway St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	28 x 107	55 x 125	60 x 115	92 x 125	38 x 115	60 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1917 / 0	1948 / 0	1928 / 2017	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	868	680	988	934	616	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	868	822	1261	934	1097	1476
Att/Det Gar Sqft	228		440	264	247	384
Prior Land	$5,000					
Prior Total	$61,800					
Comp Land Estimate	$6,900	$14,200	$14,500	$19,200	$10,400	$15,300
Sale Date		6/26/2017	9/21/2018	3/13/2017	8/11/2017	1/16/2018
Sale Price		$77,380	$135,000	$108,500	$131,000	$128,750
Time Adj Sale Price		$79,100	$138,400	$111,100	$138,700	$134,600
TADJSP/SQFT		$96.23	$109.75	$118.95	$126.44	$91.19
Model Adjustments	$36,500	$11,000	$54,600	$26,100	$64,400	$65,400
Adjusted Sale Price		$104,600	$120,300	$121,500	$110,800	$105,700
Comparable Estimate	$112,600 ($129.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-2	103.08-8-4	103.08-7-35	104.05-1-13	104.05-1-21	104.05-1-23
Owner	Buzak, Alexa S	Bryant, Christopher J	Brownson, Ian J	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E
Address	123 Morris Cir	135 Morris Cir	54 Morris Cir	47 Rogers Dr	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	53 x 249	54 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1960 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 510	0 336	0 0	0 0	0 0
SFLA	952	952	952	980	1016	1016
Att/Det Gar Sqft	308	396		336	308	396
Prior Land	$9,200					
Prior Total	$96,400					
Comp Land Estimate	$12,200	$12,400	$16,200	$13,200	$14,000	$13,900
Sale Date		3/20/2018	2/14/2017	4/27/2018	9/18/2018	8/18/2017
Sale Price		$135,000	$112,000	$134,900	$132,000	$127,000
Time Adj Sale Price		$140,500	$114,800	$140,000	$135,300	$134,400
TADJSP/SQFT		$147.58	$120.59	$142.86	$133.17	$132.28
Model Adjustments	$66,200	$64,500	$53,900	$63,500	$67,500	$69,100
Adjusted Sale Price		$142,200	$127,100	$142,700	$134,000	$131,500
Comparable Estimate	$135,500 ($142.33/SFLA)					

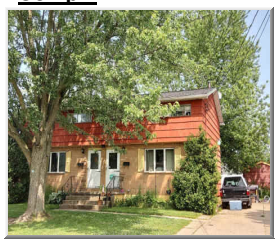
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-23	104.05-1-21	104.05-1-23	103.08-7-15	103.08-8-4	104.05-1-5
Owner	Tanney, Matthew J	Maeder, Sean M	Burr, Diane E	Galioto, James R	Bryant, Christopher J	Wrobel, Christopher R
Address	126 Morris Cir	183 Irving Ter	195 Irving Ter	339 French Rd	135 Morris Cir	23 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 120	57 x 123	57 x 122	50 x 120	50 x 120	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1955 / 0	1956 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1016	1016	1216	952	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 510	0 506
SFLA	1080	1016	1016	1216	952	1008
Att/Det Gar Sqft	280	308	396	352	396	384
Prior Land	$11,000					
Prior Total	$102,400					
Comp Land Estimate	$14,000	$14,000	$13,900	$12,400	$12,400	$14,600
Sale Date		9/18/2018	8/18/2017	7/20/2018	3/20/2018	9/6/2019
Sale Price		$132,000	$127,000	$120,000	$135,000	$150,000
Time Adj Sale Price		$135,300	$134,400	$123,600	$140,500	$150,000
TADJSP/SQFT		$133.17	$132.28	$101.64	$147.58	$148.81
Model Adjustments	$71,600	$67,500	$69,100	$72,000	$64,500	$71,400
Adjusted Sale Price		$139,400	$136,900	$123,200	$147,600	$150,200
Comparable Estimate	$139,500 ($129.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-3	103.08-8-4	103.08-7-35	104.05-1-13	104.05-1-21	104.05-1-23
Owner	Menclewicz, Leon M	Bryant, Christopher J	Brownson, Ian J	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E
Address	129 Morris Cir	135 Morris Cir	54 Morris Cir	47 Rogers Dr	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 120	53 x 249	54 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1960 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 510	0 336	0 0	0 0	0 0
SFLA	952	952	952	980	1016	1016
Att/Det Gar Sqft	308	396		336	308	396
Prior Land	$9,200					
Prior Total	$100,000					
Comp Land Estimate	$12,200	$12,400	$16,200	$13,200	$14,000	$13,900
Sale Date		3/20/2018	2/14/2017	4/27/2018	9/18/2018	8/18/2017
Sale Price		$135,000	$112,000	$134,900	$132,000	$127,000
Time Adj Sale Price		$140,500	$114,800	$140,000	$135,300	$134,400
TADJSP/SQFT		$147.58	$120.59	$142.86	$133.17	$132.28
Model Adjustments	$62,600	$64,500	$53,900	$63,500	$67,500	$69,100
Adjusted Sale Price		$138,600	$123,500	$139,100	$130,400	$127,900
Comparable Estimate	$131,900 ($138.55/SFLA)					

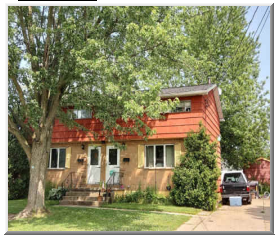
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-22	104.05-1-21	104.05-1-23	104.05-1-5	103.08-8-4	103.08-7-15
Owner	Mercuri, Jeffrey A	Maeder, Sean M	Burr, Diane E	Wrobel, Christopher R	Bryant, Christopher J	Galioto, James R
Address	132 Morris Cir	183 Irving Ter	195 Irving Ter	23 Rogers Dr	135 Morris Cir	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 120	57 x 123	57 x 122	62 x 120	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1959 / 0	1956 / 0	1955 / 0	1955 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1016	1016	1008	952	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 510	0 400
SFLA	1080	1016	1016	1008	952	1216
Att/Det Gar Sqft	418	308	396	384	396	352
Prior Land	$11,000					
Prior Total	$99,000					
Comp Land Estimate	$14,000	$14,000	$13,900	$14,600	$12,400	$12,400
Sale Date		9/18/2018	8/18/2017	9/6/2019	3/20/2018	7/20/2018
Sale Price		$132,000	$127,000	$150,000	$135,000	$120,000
Time Adj Sale Price		$135,300	$134,400	$150,000	$140,500	$123,600
TADJSP/SQFT		$133.17	$132.28	$148.81	$147.58	$101.64
Model Adjustments	$74,300	$67,500	$69,100	$71,400	$64,500	$72,000
Adjusted Sale Price		$142,100	$139,600	$152,900	$150,300	$125,900
Comparable Estimate	$142,200 ($131.67/SFLA)					

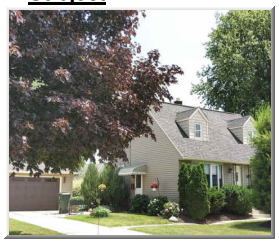
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-4	103.08-8-4	104.05-1-21	104.05-1-13	104.05-1-23	104.05-1-5
Owner	Bryant, Christopher J	Bryant, Christopher J	Maeder, Sean M	Wiseman, Brandon	Burr, Diane E	Wrobel, Christopher R
Address	135 Morris Cir	135 Morris Cir	183 Irving Ter	47 Rogers Dr	195 Irving Ter	23 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 120	50 x 120	57 x 123	54 x 120	57 x 122	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1955 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	1016	980	1016	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 510	0 510	0 0	0 0	0 0	0 506
SFLA	952	952	1016	980	1016	1008
Att/Det Gar Sqft	396	396	308	336	396	384
Prior Land	$9,500					
Prior Total	$94,000					
Comp Land Estimate	$12,400	$12,400	$14,000	$13,200	$13,900	$14,600
Sale Date		3/20/2018	9/18/2018	4/27/2018	8/18/2017	9/6/2019
Sale Price		$135,000	$132,000	$134,900	$127,000	$150,000
Time Adj Sale Price		$140,500	$135,300	$140,000	$134,400	$150,000
TADJSP/SQFT		$147.58	$133.17	$142.86	$132.28	$148.81
Model Adjustments	$65,400	$64,500	$67,500	$63,500	$69,100	$71,400
Adjusted Sale Price		$141,400	$133,200	$141,900	$130,700	$144,000
Comparable Estimate	$138,200 ($145.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-21	104.05-1-21	104.05-1-23	104.05-1-5	103.08-8-4	103.08-7-15
Owner	Ruda, Scott M	Maeder, Sean M	Burr, Diane E	Wrobel, Christopher R	Bryant, Christopher J	Galioto, James R
Address	138 Morris Cir	183 Irving Ter	195 Irving Ter	23 Rogers Dr	135 Morris Cir	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 120	57 x 123	57 x 122	62 x 120	50 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1955 / 0	1955 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1080	1016	1016	1008	952	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 506	0 510	0 400
SFLA	1080	1016	1016	1008	952	1216
Att/Det Gar Sqft	437	308	396	384	396	352
Prior Land	$11,000					
Prior Total	$108,600					
Comp Land Estimate	$14,000	$14,000	$13,900	$14,600	$12,400	$12,400
Sale Date		9/18/2018	8/18/2017	9/6/2019	3/20/2018	7/20/2018
Sale Price		$132,000	$127,000	$150,000	$135,000	$120,000
Time Adj Sale Price		$135,300	$134,400	$150,000	$140,500	$123,600
TADJSP/SQFT		$133.17	$132.28	$148.81	$147.58	$101.64
Model Adjustments	$80,200	$67,500	$69,100	$71,400	$64,500	$72,000
Adjusted Sale Price		$148,000	$145,500	$158,800	$156,200	$131,800
Comparable Estimate	$148,100 ($137.13/SFLA)					

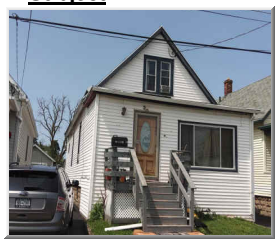


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-18	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Peppes, George A	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	10 Nardin Dr	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	71 x 129	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$12,700					
Prior Total	$115,000					
Comp Land Estimate	$16,300	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$81,500	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$150,700	$137,500	$146,300	$165,100	$165,500
Comparable Estimate	$153,000 ($78.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-17	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Okal, June C	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	14 Nardin Dr	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 102	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	01 Wood	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft	360		525	576	640	440
Prior Land	$11,600					
Prior Total	$118,100					
Comp Land Estimate	$14,900	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$83,700	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$152,900	$139,700	$148,500	$167,300	$167,700
Comparable Estimate	$155,200 ($79.18/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-19	103.12-9-15	103.12-8-25	103.12-10-24	103.12-9-21	103.12-10-26
Owner	Bryski, Bruce G	Herrmann, Christopher	Hyman, Adrianna	Cruse, Joseph W	Bennett, Stephen	Powers, Caitlin
Address	19 Nardin Dr	59 Canisius Ct	43 Nardin Dr	107 University Ave	83 Canisius Ct	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 125	68 x 103	52 x 125	57 x 108	55 x 118	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1958 / 0	1956 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 403	0 0	0 200	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	440	528	440	400	280	440
Prior Land	$11,800					
Prior Total	$97,100					
Comp Land Estimate	$15,300	$14,200	$13,100	$13,100	$13,300	$13,800
Sale Date		10/25/2017	7/21/2017	2/10/2017	11/20/2019	10/28/2019
Sale Price		$141,000	$114,000	$95,000	$129,000	$119,900
Time Adj Sale Price		$148,500	$121,000	$97,400	$129,000	$119,900
TADJSP/SQFT		$122.83	$100.08	$80.56	$106.70	$99.17
Model Adjustments	$78,500	$84,100	$58,900	$56,500	$63,500	$66,900
Adjusted Sale Price		$142,900	$140,600	$119,400	$144,000	$131,500
Comparable Estimate	$135,700 ($112.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-20	103.12-8-26	103.12-9-15	103.12-8-25	103.12-9-21	104.09-9-12
Owner	Sieber, Raymond W	Adolf, Andrew	Herrmann, Christopher	Hyman, Adrianna	Bennett, Stephen	Smith, Carrie E
Address	23 Nardin Dr	47 Nardin Dr	59 Canisius Ct	43 Nardin Dr	83 Canisius Ct	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	68 x 103	52 x 125	55 x 118	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1956 / 0	1957 / 0	1956 / 0	1953 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1086	806	806	806	806	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 200	0 403	0 200	0 378
SFLA	1520	1411	1209	1209	1209	1191
Att/Det Gar Sqft	484	308	528	440	280	400
Prior Land	$10,000					
Prior Total	$106,000					
Comp Land Estimate	$13,100	$13,100	$14,200	$13,100	$13,300	$14,200
Sale Date		3/7/2019	10/25/2017	7/21/2017	11/20/2019	5/10/2018
Sale Price		$156,333	$141,000	$114,000	$129,000	$127,500
Time Adj Sale Price		$157,900	$148,500	$121,000	$129,000	$132,000
TADJSP/SQFT		$111.91	$122.83	$100.08	$106.70	$110.83
Model Adjustments	$82,200	$89,400	$84,100	$58,900	$63,500	$67,900
Adjusted Sale Price		$150,700	$146,600	$144,300	$147,700	$146,300
Comparable Estimate	$147,100 ($96.78/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-14	104.61-4-7	104.69-6-3.1	104.61-5-19	104.61-4-10	103.76-3-22.1
Owner	Smigiera, Walter L	Wallace, James M	Robison, Jennifer	Bochynski, Kristine	Haigh, Corey A	Gosselin, Renee E
Address	30 Bostwick Pl	364 Ellington St	4659 Broadway St	315 River St	350 Ellington St	13 A St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	28 x 107	60 x 115	60 x 129	55 x 125	38 x 115	92 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1902 / 0	1917 / 0	1937 / 0	1922 / 0	1928 / 2017	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 110	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.5	1.5	1.3	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1302	988	912	680	616	934
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1302	1261	1476	822	1097	934
Att/Det Gar Sqft		440	384		247	264
Prior Land	$5,000					
Prior Total	$73,100					
Comp Land Estimate	$6,900	$14,500	$15,300	$14,200	$10,400	$19,200
Sale Date		9/21/2018	1/16/2018	6/26/2017	8/11/2017	3/13/2017
Sale Price		$135,000	$128,750	$77,380	$131,000	$108,500
Time Adj Sale Price		$138,400	$134,600	$79,100	$138,700	$111,100
TADJSP/SQFT		$109.75	$91.19	$96.23	$126.44	$118.95
Model Adjustments	$47,500	$54,600	$65,400	$11,000	$64,400	$26,100
Adjusted Sale Price		$131,300	$116,700	$115,600	$121,800	$132,500
Comparable Estimate	$123,600 ($94.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-12	103.12-9-15	103.12-8-25	103.12-9-21	103.12-10-26	103.12-10-24
Owner	McKinnon, Paula	Herrmann, Christopher	Hyman, Adrianna	Bennett, Stephen	Powers, Caitlin	Cruse, Joseph W
Address	24 Nardin Dr	59 Canisius Ct	43 Nardin Dr	83 Canisius Ct	115 University Ave	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	79 x 77	68 x 103	52 x 125	55 x 118	66 x 100	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 600	0 200	0 403	0 200	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	440	528	440	280	440	400
Prior Land	$10,300					
Prior Total	$96,000					
Comp Land Estimate	$13,400	$14,200	$13,100	$13,300	$13,800	$13,100
Sale Date		10/25/2017	7/21/2017	11/20/2019	10/28/2019	2/10/2017
Sale Price		$141,000	$114,000	$129,000	$119,900	$95,000
Time Adj Sale Price		$148,500	$121,000	$129,000	$119,900	$97,400
TADJSP/SQFT		$122.83	$100.08	$106.70	$99.17	$80.56
Model Adjustments	$68,200	$84,100	$58,900	$63,500	$66,900	$56,500
Adjusted Sale Price		$132,600	$130,300	$133,700	$121,200	$109,100
Comparable Estimate	$125,400 ($103.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-21	103.12-8-25	103.12-9-15	103.12-9-21	103.12-10-24	103.12-10-26
Owner	Kryszak Glenn A & Lisa	Hyman, Adrianna	Herrmann, Christopher	Bennett, Stephen	Cruse, Joseph W	Powers, Caitlin
Address	27 Nardin Dr	43 Nardin Dr	59 Canisius Ct	83 Canisius Ct	107 University Ave	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	68 x 103	55 x 118	57 x 108	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 200	0 200	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft		440	528	280	400	440
Prior Land	$10,000					
Prior Total	$91,400					
Comp Land Estimate	$13,100	$13,100	$14,200	$13,300	$13,100	$13,800
Sale Date		7/21/2017	10/25/2017	11/20/2019	2/10/2017	10/28/2019
Sale Price		$114,000	$141,000	$129,000	$95,000	$119,900
Time Adj Sale Price		$121,000	$148,500	$129,000	$97,400	$119,900
TADJSP/SQFT		$100.08	$122.83	$106.70	$80.56	$99.17
Model Adjustments	$61,400	$58,900	$84,100	$63,500	$56,500	$66,900
Adjusted Sale Price		$123,500	$125,800	$126,900	$102,300	$114,400
Comparable Estimate	$118,600 ($98.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-11	103.12-9-15	103.12-9-21	103.12-8-25	103.12-10-26	103.12-10-24
Owner	Wachowiak, Norman J	Herrmann, Christopher	Bennett, Stephen	Hyman, Adrianna	Powers, Caitlin	Cruse, Joseph W
Address	28 Nardin Dr	59 Canisius Ct	83 Canisius Ct	43 Nardin Dr	115 University Ave	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 96	68 x 103	55 x 118	52 x 125	66 x 100	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1956 / 0	1957 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 200	0 403	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	308	528	280	440	440	400
Prior Land	$9,700					
Prior Total	$94,800					
Comp Land Estimate	$12,500	$14,200	$13,300	$13,100	$13,800	$13,100
Sale Date		10/25/2017	11/20/2019	7/21/2017	10/28/2019	2/10/2017
Sale Price		$141,000	$129,000	$114,000	$119,900	$95,000
Time Adj Sale Price		$148,500	$129,000	$121,000	$119,900	$97,400
TADJSP/SQFT		$122.83	$106.70	$100.08	$99.17	$80.56
Model Adjustments	$65,200	$84,100	$63,500	$58,900	$66,900	$56,500
Adjusted Sale Price		$129,600	$130,700	$127,300	$118,200	$106,100
Comparable Estimate	$122,400 ($101.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-22	103.12-8-25	103.12-9-15	103.12-9-21	103.12-10-26	103.12-10-24
Owner	Derenda, Geraldine	Hyman, Adrianna	Herrmann, Christopher	Bennett, Stephen	Powers, Caitlin	Cruse, Joseph W
Address	31 Nardin Dr	43 Nardin Dr	59 Canisius Ct	83 Canisius Ct	115 University Ave	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	68 x 103	55 x 118	66 x 100	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 200	0 200	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	528	440	528	280	440	400
Prior Land	$10,000					
Prior Total	$96,700					
Comp Land Estimate	$13,100	$13,100	$14,200	$13,300	$13,800	$13,100
Sale Date		7/21/2017	10/25/2017	11/20/2019	10/28/2019	2/10/2017
Sale Price		$114,000	$141,000	$129,000	$119,900	$95,000
Time Adj Sale Price		$121,000	$148,500	$129,000	$119,900	$97,400
TADJSP/SQFT		$100.08	$122.83	$106.70	$99.17	$80.56
Model Adjustments	$67,500	$58,900	$84,100	$63,500	$66,900	$56,500
Adjusted Sale Price		$129,600	$131,900	$133,000	$120,500	$108,400
Comparable Estimate	$124,700 ($103.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-10	103.12-9-15	103.12-9-21	103.12-8-25	103.12-10-26	103.12-10-24
Owner	Brunetti Linda R	Herrmann, Christopher	Bennett, Stephen	Hyman, Adrianna	Powers, Caitlin	Cruse, Joseph W
Address	32 Nardin Dr	59 Canisius Ct	83 Canisius Ct	43 Nardin Dr	115 University Ave	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 102	68 x 103	55 x 118	52 x 125	66 x 100	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 200	0 403	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	308	528	280	440	440	400
Prior Land	$10,000					
Prior Total	$87,000					
Comp Land Estimate	$12,900	$14,200	$13,300	$13,100	$13,800	$13,100
Sale Date		10/25/2017	11/20/2019	7/21/2017	10/28/2019	2/10/2017
Sale Price		$141,000	$129,000	$114,000	$119,900	$95,000
Time Adj Sale Price		$148,500	$129,000	$121,000	$119,900	$97,400
TADJSP/SQFT		$122.83	$106.70	$100.08	$99.17	$80.56
Model Adjustments	$65,400	$84,100	$63,500	$58,900	$66,900	$56,500
Adjusted Sale Price		$129,800	$130,900	$127,500	$118,400	$106,300
Comparable Estimate	$122,600 ($101.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-23	103.12-8-25	103.12-9-15	103.12-9-21	104.09-9-12	103.12-10-26
Owner	Bunk, Justin	Hyman, Adrianna	Herrmann, Christopher	Bennett, Stephen	Smith, Carrie E	Powers, Caitlin
Address	35 Nardin Dr	43 Nardin Dr	59 Canisius Ct	83 Canisius Ct	84 Princeton Ave	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	68 x 103	55 x 118	52 x 150	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1956 / 0	1953 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	794	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 200	0 200	0 378	0 0
SFLA	1209	1209	1209	1209	1191	1209
Att/Det Gar Sqft		440	528	280	400	440
Prior Land	$10,000					
Prior Total	$91,400					
Comp Land Estimate	$13,100	$13,100	$14,200	$13,300	$14,200	$13,800
Sale Date		7/21/2017	10/25/2017	11/20/2019	5/10/2018	10/28/2019
Sale Price		$114,000	$141,000	$129,000	$127,500	$119,900
Time Adj Sale Price		$121,000	$148,500	$129,000	$132,000	$119,900
TADJSP/SQFT		$100.08	$122.83	$106.70	$110.83	$99.17
Model Adjustments	$61,400	$58,900	$84,100	$63,500	$67,900	$66,900
Adjusted Sale Price		$123,500	$125,800	$126,900	$125,500	$114,400
Comparable Estimate	$123,200 ($101.9/SFLA)					

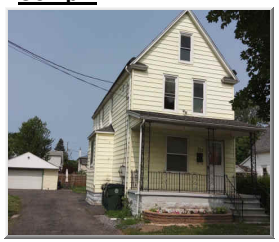
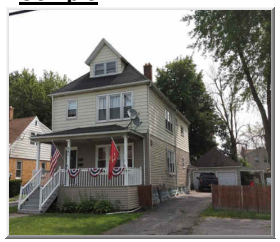
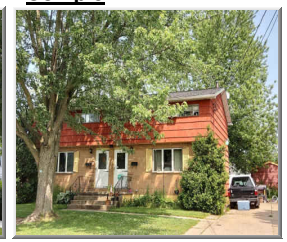
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-9	103.12-9-21	103.12-8-25	103.12-9-15	103.12-10-26	103.12-10-24
Owner	Cefali, Judith V	Bennett, Stephen	Hyman, Adrianna	Herrmann, Christopher	Powers, Caitlin	Cruse, Joseph W
Address	36 Nardin Dr	83 Canisius Ct	43 Nardin Dr	59 Canisius Ct	115 University Ave	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 107	55 x 118	52 x 125	68 x 103	66 x 100	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1957 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 780	0 200	0 403	0 200	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	280	280	440	528	440	400
Prior Land	$10,200					
Prior Total	$92,800					
Comp Land Estimate	$13,000	$13,300	$13,100	$14,200	$13,800	$13,100
Sale Date		11/20/2019	7/21/2017	10/25/2017	10/28/2019	2/10/2017
Sale Price		$129,000	$114,000	$141,000	$119,900	$95,000
Time Adj Sale Price		$129,000	$121,000	$148,500	$119,900	$97,400
TADJSP/SQFT		$106.70	$100.08	$122.83	$99.17	$80.56
Model Adjustments	$64,900	$63,500	$58,900	$84,100	$66,900	$56,500
Adjusted Sale Price		$130,400	$127,000	$129,300	$117,900	$105,800
Comparable Estimate	$122,100 ($100.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-24	103.12-8-25	103.12-9-21	103.12-9-15	104.09-9-12	103.12-10-26
Owner	Tweedie, Marie A	Hyman, Adrianna	Bennett, Stephen	Herrmann, Christopher	Smith, Carrie E	Powers, Caitlin
Address	39 Nardin Dr	43 Nardin Dr	83 Canisius Ct	59 Canisius Ct	84 Princeton Ave	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	55 x 118	68 x 103	52 x 150	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1956 / 0	1953 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	794	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 200	0 200	0 378	0 0
SFLA	1209	1209	1209	1209	1191	1209
Att/Det Gar Sqft	480	440	280	528	400	440
Prior Land	$10,000					
Prior Total	$97,200					
Comp Land Estimate	$13,100	$13,100	$13,300	$14,200	$14,200	$13,800
Sale Date		7/21/2017	11/20/2019	10/25/2017	5/10/2018	10/28/2019
Sale Price		$114,000	$129,000	$141,000	$127,500	$119,900
Time Adj Sale Price		$121,000	$129,000	$148,500	$132,000	$119,900
TADJSP/SQFT		$100.08	$106.70	$122.83	$110.83	$99.17
Model Adjustments	$68,000	$58,900	$63,500	$84,100	$67,900	$66,900
Adjusted Sale Price		$130,100	$133,500	$132,400	$132,100	$121,000
Comparable Estimate	$129,800 ($107.36/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-8	103.12-8-25	103.12-9-21	103.12-9-15	103.12-10-26	103.12-10-24
Owner	Sciandra, Josephine M	Hyman, Adrianna	Bennett, Stephen	Herrmann, Christopher	Powers, Caitlin	Cruse, Joseph W
Address	40 Nardin Dr	43 Nardin Dr	83 Canisius Ct	59 Canisius Ct	115 University Ave	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 112	52 x 125	55 x 118	68 x 103	66 x 100	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 403	0 200	0 200	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	528	440	280	528	440	400
Prior Land	$10,500					
Prior Total	$91,500					
Comp Land Estimate	$13,400	$13,100	$13,300	$14,200	$13,800	$13,100
Sale Date		7/21/2017	11/20/2019	10/25/2017	10/28/2019	2/10/2017
Sale Price		$114,000	$129,000	$141,000	$119,900	$95,000
Time Adj Sale Price		$121,000	$129,000	$148,500	$119,900	$97,400
TADJSP/SQFT		$100.08	$106.70	$122.83	$99.17	$80.56
Model Adjustments	$70,300	$58,900	$63,500	$84,100	$66,900	$56,500
Adjusted Sale Price		$132,400	$135,800	$134,700	$123,300	$111,200
Comparable Estimate	$127,500 ($105.46/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-25	103.12-8-25	103.12-9-21	103.12-9-15	104.09-9-12	104.09-9-8
Owner	Hyman, Adrianna	Hyman, Adrianna	Bennett, Stephen	Herrmann, Christopher	Smith, Carrie E	Bucholtz, Jessica L
Address	43 Nardin Dr	43 Nardin Dr	83 Canisius Ct	59 Canisius Ct	84 Princeton Ave	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	55 x 118	68 x 103	52 x 150	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1956 / 0	1953 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	794	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 403	0 403	0 200	0 200	0 378	0 364
SFLA	1209	1209	1209	1209	1191	1176
Att/Det Gar Sqft	440	440	280	528	400	352
Prior Land	$10,000					
Prior Total	$95,800					
Comp Land Estimate	$13,100	$13,100	$13,300	$14,200	$14,200	$12,000
Sale Date		7/21/2017	11/20/2019	10/25/2017	5/10/2018	8/27/2018
Sale Price		$114,000	$129,000	$141,000	$127,500	$146,500
Time Adj Sale Price		$121,000	$129,000	$148,500	$132,000	$150,600
TADJSP/SQFT		$100.08	$106.70	$122.83	$110.83	$128.06
Model Adjustments	$58,900	$58,900	$63,500	$84,100	$67,900	$80,100
Adjusted Sale Price		$121,000	$124,400	$123,300	$123,000	$129,400
Comparable Estimate	$124,200 ($102.73/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-4-6	103.76-6-10	103.76-3-16	104.69-2-19	104.69-2-17	104.09-7-16
Owner	Lux James	Zirilli, Domenico F	Meiler, Miles N	Thierrin, Christopher	Breier, Ashley M	Lipczynski, Douglas M
Address	33 Bostwick Pl	252 Bryant St	4602 Broadway St	241 River St	223 River St	45 3rd St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	206	206	206	206	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	35 x 107	58 x 129	66 x 145	60 x 125	90 x 125	101 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1922 / 0	1924 / 0	1926 / 0	1917 / 0	1890 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	D Economy	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	3	4	5	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	880	933	1056	1176	999	960
2nd Sty Area	880	792	1056	1176	999	1000
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1760	1725	2112	2352	1998	1960
Att/Det Gar Sqft		528	324	504	360	
Prior Land	$6,300					
Prior Total	$93,900					
Comp Land Estimate	$8,600	$15,000	$17,400	$15,100	$19,000	$18,400
Sale Date		4/3/2017	9/20/2019	8/15/2018	4/17/2018	7/31/2017
Sale Price		$94,500	$128,000	$150,000	$82,000	$110,000
Time Adj Sale Price		$96,700	$128,000	$154,200	$85,100	$116,700
TADJSP/SQFT		$56.06	$60.61	$65.56	$42.59	$59.54
Model Adjustments	$58,600	$53,600	$76,900	$108,300	$26,000	$47,500
Adjusted Sale Price		$101,700	$109,700	$104,500	$117,700	$127,800
Comparable Estimate	$112,300 ($63.81/SFLA)					

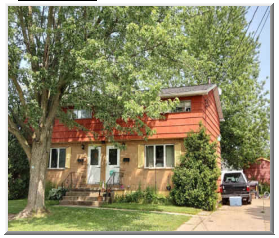
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-7	103.12-9-21	103.12-8-25	103.12-9-15	103.12-10-26	103.12-6-10
Owner	Drzewiecki, James	Bennett, Stephen	Hyman, Adrianna	Herrmann, Christopher	Powers, Caitlin	Wodowski, Samuel W
Address	44 Nardin Dr	83 Canisius Ct	43 Nardin Dr	59 Canisius Ct	115 University Ave	140 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 117	55 x 118	52 x 125	68 x 103	66 x 100	60 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1957 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 200	0 403	0 200	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	528	280	440	528	440	
Prior Land	$10,600					
Prior Total	$95,000					
Comp Land Estimate	$13,600	$13,300	$13,100	$14,200	$13,800	$16,000
Sale Date		11/20/2019	7/21/2017	10/25/2017	10/28/2019	6/26/2018
Sale Price		$129,000	$114,000	$141,000	$119,900	$105,000
Time Adj Sale Price		$129,000	$121,000	$148,500	$119,900	$108,400
TADJSP/SQFT		$106.70	$100.08	$122.83	$99.17	$89.66
Model Adjustments	$69,200	$63,500	$58,900	$84,100	$66,900	$63,100
Adjusted Sale Price		$134,700	$131,300	$133,600	$122,200	$114,500
Comparable Estimate	$127,300 ($105.29/SFLA)					

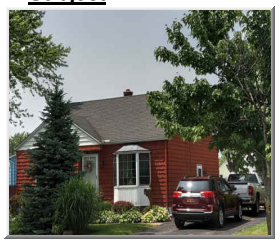
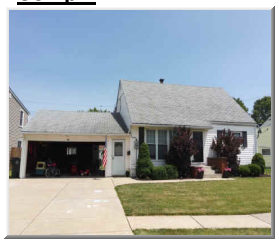
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-26	103.12-8-26	103.12-8-25	103.12-9-21	103.12-9-15	104.09-9-12
Owner	Adolf Andrew	Adolf, Andrew	Hyman, Adrianna	Bennett, Stephen	Herrmann, Christopher	Smith, Carrie E
Address	47 Nardin Dr	47 Nardin Dr	43 Nardin Dr	83 Canisius Ct	59 Canisius Ct	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	52 x 125	55 x 118	68 x 103	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1957 / 0	1956 / 0	1956 / 0	1953 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 372	0 372	0 403	0 200	0 200	0 378
SFLA	1411	1411	1209	1209	1209	1191
Att/Det Gar Sqft	308	308	440	280	528	400
Prior Land	$10,000					
Prior Total	$100,000					
Comp Land Estimate	$13,100	$13,100	$13,100	$13,300	$14,200	$14,200
Sale Date		3/7/2019	7/21/2017	11/20/2019	10/25/2017	5/10/2018
Sale Price		$156,333	$114,000	$129,000	$141,000	$127,500
Time Adj Sale Price		$157,900	$121,000	$129,000	$148,500	$132,000
TADJSP/SQFT		$111.91	$100.08	$106.70	$122.83	$110.83
Model Adjustments	$89,400	$89,400	$58,900	$63,500	$84,100	$67,900
Adjusted Sale Price		$157,900	$151,500	$154,900	$153,800	$153,500
Comparable Estimate	$154,300 ($109.36/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-6	103.12-9-21	103.12-8-25	103.12-9-15	103.12-10-26	103.12-6-10
Owner	Franger David M & Kelli	Bennett, Stephen	Hyman, Adrianna	Herrmann, Christopher	Powers, Caitlin	Wodowski, Samuel W
Address	48 Nardin Dr	83 Canisius Ct	43 Nardin Dr	59 Canisius Ct	115 University Ave	140 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 123	55 x 118	52 x 125	68 x 103	66 x 100	60 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1957 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 200	0 403	0 200	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	308	280	440	528	440	
Prior Land	$11,000					
Prior Total	$95,100					
Comp Land Estimate	$14,000	$13,300	$13,100	$14,200	$13,800	$16,000
Sale Date		11/20/2019	7/21/2017	10/25/2017	10/28/2019	6/26/2018
Sale Price		$129,000	$114,000	$141,000	$119,900	$105,000
Time Adj Sale Price		$129,000	$121,000	$148,500	$119,900	$108,400
TADJSP/SQFT		$106.70	$100.08	$122.83	$99.17	$89.66
Model Adjustments	$66,600	$63,500	$58,900	$84,100	$66,900	$63,100
Adjusted Sale Price		$132,100	$128,700	$131,000	$119,600	$111,900
Comparable Estimate	$124,700 ($103.14/SFLA)					

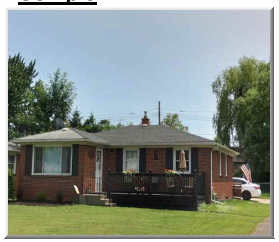
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-27	103.12-8-25	103.12-9-21	103.12-9-15	104.09-9-8	104.09-9-12
Owner	O'Neill, Joan A	Hyman, Adrianna	Bennett, Stephen	Herrmann, Christopher	Bucholtz, Jessica L	Smith, Carrie E
Address	51 Nardin Dr	43 Nardin Dr	83 Canisius Ct	59 Canisius Ct	14 4th St	84 Princeton Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 125	52 x 125	55 x 118	68 x 103	47 x 125	52 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1956 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	784	794
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 403	0 200	0 200	0 364	0 378
SFLA	1209	1209	1209	1209	1176	1191
Att/Det Gar Sqft	320	440	280	528	352	400
Prior Land	$10,000					
Prior Total	$95,600					
Comp Land Estimate	$13,100	$13,100	$13,300	$14,200	$12,000	$14,200
Sale Date		7/21/2017	11/20/2019	10/25/2017	8/27/2018	5/10/2018
Sale Price		$114,000	$129,000	$141,000	$146,500	$127,500
Time Adj Sale Price		$121,000	$129,000	$148,500	$150,600	$132,000
TADJSP/SQFT		$100.08	$106.70	$122.83	$128.06	$110.83
Model Adjustments	$66,200	$58,900	$63,500	$84,100	$80,100	$67,900
Adjusted Sale Price		$128,300	$131,700	$130,600	$136,700	$130,300
Comparable Estimate	$131,500 ($108.77/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-19	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Koehler David A	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	6 Princeton Ave	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 112	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	01 Wood	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$10,300					
Prior Total	$116,600					
Comp Land Estimate	$13,200	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$76,900	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$146,100	$132,900	$141,700	$160,500	$160,900
Comparable Estimate	$148,400 ($75.71/SFLA)					

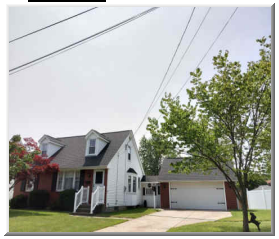
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-18	104.09-9-12	103.12-9-15	103.12-10-24	103.12-8-25	103.12-10-26
Owner	Hammer, Arthur D	Smith, Carrie E	Herrmann, Christopher	Cruse, Joseph W	Hyman, Adrianna	Powers, Caitlin
Address	34 Princeton Ave	84 Princeton Ave	59 Canisius Ct	107 University Ave	43 Nardin Dr	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	113 x 180	52 x 150	68 x 103	57 x 108	52 x 125	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1956 / 0	1958 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	824	794	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 378	0 200	0 0	0 403	0 0
SFLA	1184	1191	1209	1209	1209	1209
Att/Det Gar Sqft		400	528	400	440	440
Prior Land	$19,000					
Prior Total	$85,000					
Comp Land Estimate	$22,200	$14,200	$14,200	$13,100	$13,100	$13,800
Sale Date		5/10/2018	10/25/2017	2/10/2017	7/21/2017	10/28/2019
Sale Price		$127,500	$141,000	$95,000	$114,000	$119,900
Time Adj Sale Price		$132,000	$148,500	$97,400	$121,000	$119,900
TADJSP/SQFT		$110.83	$122.83	$80.56	$100.08	$99.17
Model Adjustments	$64,800	$67,900	$84,100	$56,500	$58,900	$66,900
Adjusted Sale Price		$128,900	$129,200	$105,700	$126,900	$117,800
Comparable Estimate	$121,700 ($102.79/SFLA)					

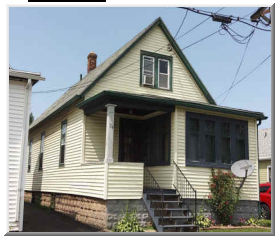
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-17	104.09-9-12	103.12-9-15	103.12-8-25	103.12-8-9	103.12-10-24
Owner	Kreutz David C	Smith, Carrie E	Herrmann, Christopher	Hyman, Adrianna	Barton, Jeffrey	Cruse, Joseph W
Address	40 Princeton Ave	84 Princeton Ave	59 Canisius Ct	43 Nardin Dr	34 5th St	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	49 x 145	52 x 150	68 x 103	52 x 125	52 x 125	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1956 / 0	1957 / 0	1955 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	780	794	806	806	752	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 378	0 200	0 403	0 480	0 0
SFLA	1170	1191	1209	1209	1112	1209
Att/Det Gar Sqft	460	400	528	440	400	400
Prior Land	$10,200					
Prior Total	$94,700					
Comp Land Estimate	$13,400	$14,200	$14,200	$13,100	$13,100	$13,100
Sale Date		5/10/2018	10/25/2017	7/21/2017	10/12/2018	2/10/2017
Sale Price		$127,500	$141,000	$114,000	$107,500	$95,000
Time Adj Sale Price		$132,000	$148,500	$121,000	$109,900	$97,400
TADJSP/SQFT		$110.83	$122.83	$100.08	$98.83	$80.56
Model Adjustments	$65,200	$67,900	$84,100	$58,900	$54,200	$56,500
Adjusted Sale Price		$129,300	$129,600	$127,300	$120,900	$106,100
Comparable Estimate	$122,600 ($104.79/SFLA)					

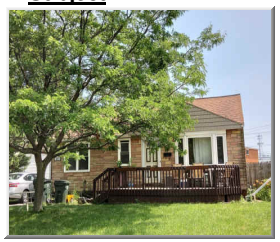
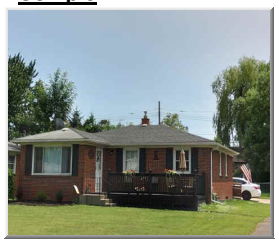
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-16	103.12-8-26	103.12-9-15	104.09-9-12	103.12-8-25	103.12-10-24
Owner	Roll Richard W & W	Adolf, Andrew	Herrmann, Christopher	Smith, Carrie E	Hyman, Adrianna	Cruse, Joseph W
Address	44 Princeton Ave	47 Nardin Dr	59 Canisius Ct	84 Princeton Ave	43 Nardin Dr	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 150	52 x 125	68 x 103	52 x 150	52 x 125	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1957 / 0	1956 / 0	1953 / 0	1957 / 0	1958 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	824	806	806	794	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 200	0 378	0 403	0 0
SFLA	1442	1411	1209	1191	1209	1209
Att/Det Gar Sqft		308	528	400	440	400
Prior Land	$11,000					
Prior Total	$100,000					
Comp Land Estimate	$14,200	$13,100	$14,200	$14,200	$13,100	$13,100
Sale Date		3/7/2019	10/25/2017	5/10/2018	7/21/2017	2/10/2017
Sale Price		$156,333	$141,000	$127,500	$114,000	$95,000
Time Adj Sale Price		$157,900	$148,500	$132,000	$121,000	$97,400
TADJSP/SQFT		$111.91	$122.83	$110.83	$100.08	$80.56
Model Adjustments	$73,300	$89,400	$84,100	$67,900	$58,900	$56,500
Adjusted Sale Price		$141,800	$137,700	$137,400	$135,400	$114,200
Comparable Estimate	$133,300 ($92.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-15	104.09-6-8	103.12-10-1	103.12-7-33	104.09-2-52	104.09-8-1
Owner	Schabert Carolyn J	Burger, Cody J	McDaniel, Michael	Vandegriff, Amanda	Augustine, Ann M	Kyler, Jeremy J
Address	50 Princeton Ave	93 Princeton Ave	33 Harvard Ave	64 Harvard Ave	118 Harvard Ave	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 150	50 x 226	77 x 150	50 x 150	50 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1957 / 0	1953 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	984	1015	1018	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 420	0 0	0 510	0 0	0 0	0 400
SFLA	840	1011	984	1015	1018	1095
Att/Det Gar Sqft	322	368	440	352	308	576
Prior Land	$11,000					
Prior Total	$85,000					
Comp Land Estimate	$14,200	$15,300	$18,200	$13,800	$13,800	$13,800
Sale Date		5/30/2018	4/20/2018	10/18/2019	4/12/2018	4/6/2018
Sale Price		$126,500	$161,000	$140,000	$126,500	$111,300
Time Adj Sale Price		$131,000	$167,100	$140,000	$131,300	$115,500
TADJSP/SQFT		$129.57	$169.82	$137.93	$128.98	$105.48
Model Adjustments	$58,700	$67,400	$92,500	$69,100	$68,800	$58,300
Adjusted Sale Price		$122,300	$133,300	$129,600	$121,200	$115,900
Comparable Estimate	$124,500 ($148.21/SFLA)					

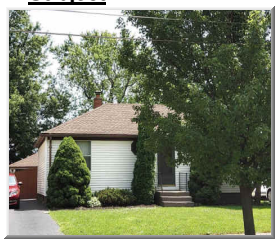
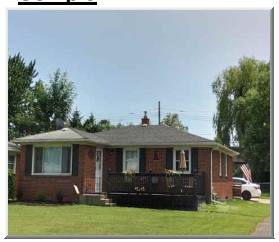
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-8-14	104.09-9-12	103.12-9-15	103.12-8-25	103.12-9-21	103.12-10-24
Owner	Walkow, Edward H	Smith, Carrie E	Herrmann, Christopher	Hyman, Adrianna	Bennett, Stephen	Cruse, Joseph W
Address	56 Princeton Ave	84 Princeton Ave	59 Canisius Ct	43 Nardin Dr	83 Canisius Ct	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 150	52 x 150	68 x 103	52 x 125	55 x 118	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1953 / 0	1956 / 0	1957 / 0	1956 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	824	794	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 378	0 200	0 403	0 200	0 0
SFLA	1236	1191	1209	1209	1209	1209
Att/Det Gar Sqft	440	400	528	440	280	400
Prior Land	$11,000					
Prior Total	$99,000					
Comp Land Estimate	$14,200	$14,200	$14,200	$13,100	$13,300	$13,100
Sale Date		5/10/2018	10/25/2017	7/21/2017	11/20/2019	2/10/2017
Sale Price		$127,500	$141,000	$114,000	$129,000	$95,000
Time Adj Sale Price		$132,000	$148,500	$121,000	$129,000	$97,400
TADJSP/SQFT		$110.83	$122.83	$100.08	$106.70	$80.56
Model Adjustments	$71,300	$67,900	$84,100	$58,900	$63,500	$56,500
Adjusted Sale Price		$135,400	$135,700	$133,400	$136,800	$112,200
Comparable Estimate	$130,700 ($105.74/SFLA)					

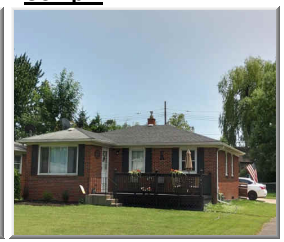
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-4	104.09-3-10	104.09-2-16	104.09-2-17	103.12-8-26	104.09-9-8
Owner	Nosky, Carolyn R	Cochrane, Erin E	Haynes, Renaldo M	McFall, John T	Adolf, Andrew	Bucholtz, Jessica L
Address	38 2nd St	8 Bostwick Pl	3099 George Urban Blv	3105 George Urban Blv	47 Nardin Dr	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	101 x 143	57 x 114	60 x 128	60 x 128	52 x 125	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1952 / 0	1955 / 0	1956 / 0	1957 / 0	1958 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 1	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	896	864	872	975	806	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 730	0 372	0 364
SFLA	1344	1280	1308	1219	1411	1176
Att/Det Gar Sqft	484	308	440	280	308	352
Prior Land	$16,300					
Prior Total	$106,900					
Comp Land Estimate	$19,700	$13,500	$14,900	$14,900	$13,100	$12,000
Sale Date		10/9/2019	8/18/2017	4/7/2017	3/7/2019	8/27/2018
Sale Price		$100,000	$129,000	$120,000	$156,333	$146,500
Time Adj Sale Price		$100,000	$136,500	$122,800	$157,900	$150,600
TADJSP/SQFT		$78.13	$104.36	$100.74	$111.91	$128.06
Model Adjustments	$77,800	$45,300	$72,400	$71,500	$89,400	$80,100
Adjusted Sale Price		$132,500	$141,900	$129,100	$146,300	$148,300
Comparable Estimate	$139,600 ($103.87/SFLA)					

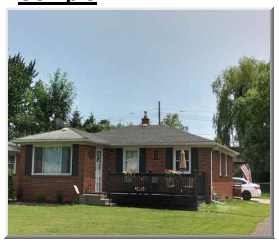
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-15	104.61-5-19	104.61-4-7	103.76-3-22.1	104.61-4-10	104.69-6-3.1
Owner	Cassidy, William	Bochynski, Kristine	Wallace, James M	Gosselin, Renee E	Haigh, Corey A	Robison, Jennifer
Address	34 Bostwick Pl	315 River St	364 Ellington St	13 A St	350 Ellington St	4659 Broadway St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 107	55 x 125	60 x 115	92 x 125	38 x 115	60 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1920 / 0	1922 / 0	1917 / 0	1948 / 0	1928 / 2017	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	916	680	988	934	616	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	916	822	1261	934	1097	1476
Att/Det Gar Sqft	300		440	264	247	384
Prior Land	$9,500					
Prior Total	$66,900					
Comp Land Estimate	$12,300	$14,200	$14,500	$19,200	$10,400	$15,300
Sale Date		6/26/2017	9/21/2018	3/13/2017	8/11/2017	1/16/2018
Sale Price		$77,380	$135,000	$108,500	$131,000	$128,750
Time Adj Sale Price		$79,100	$138,400	$111,100	$138,700	$134,600
TADJSP/SQFT		$96.23	$109.75	$118.95	$126.44	$91.19
Model Adjustments	$42,000	$11,000	$54,600	$26,100	$64,400	$65,400
Adjusted Sale Price		$110,100	$125,800	$127,000	$116,300	$111,200
Comparable Estimate	$118,100 ($128.93/SFLA)					

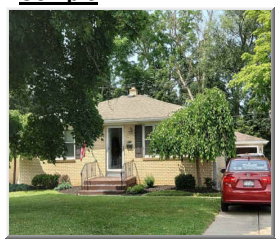
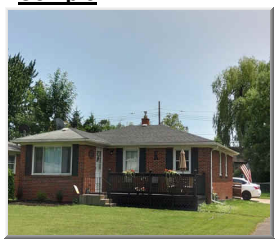
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-3	104.09-6-8	104.09-2-52	103.12-10-1	103.12-7-33	104.09-8-1
Owner	Steins, Timothy M	Burger, Cody J	Augustine, Ann M	McDaniel, Michael	Vandegriff, Amanda	Kyler, Jeremy J
Address	67 Princeton Ave	93 Princeton Ave	118 Harvard Ave	33 Harvard Ave	64 Harvard Ave	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 116	50 x 226	50 x 150	77 x 150	50 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1955 / 0	1957 / 0	1953 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1018	984	1015	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 510	0 0	0 400
SFLA	840	1011	1018	984	1015	1095
Att/Det Gar Sqft	400	368	308	440	352	576
Prior Land	$9,200					
Prior Total	$89,300					
Comp Land Estimate	$12,200	$15,300	$13,800	$18,200	$13,800	$13,800
Sale Date		5/30/2018	4/12/2018	4/20/2018	10/18/2019	4/6/2018
Sale Price		$126,500	$126,500	$161,000	$140,000	$111,300
Time Adj Sale Price		$131,000	$131,300	$167,100	$140,000	$115,500
TADJSP/SQFT		$129.57	$128.98	$169.82	$137.93	$105.48
Model Adjustments	$56,000	$67,400	$68,800	$92,500	$69,100	$58,300
Adjusted Sale Price		$119,600	$118,500	$130,600	$126,900	$113,200
Comparable Estimate	$121,800 ($145/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-14	103.12-8-9	104.09-9-12	104.09-9-8	103.12-8-25	103.12-9-15
Owner	Mattucci, Paula J	Barton, Jeffrey	Smith, Carrie E	Bucholtz, Jessica L	Hyman, Adrianna	Herrmann, Christopher
Address	72 Princeton Ave	34 5th St	84 Princeton Ave	14 4th St	43 Nardin Dr	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	68 x 140	52 x 125	52 x 150	47 x 125	52 x 125	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1955 / 0	1953 / 0	1958 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	794	752	794	784	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 378	0 364	0 403	0 200
SFLA	993	1112	1191	1176	1209	1209
Att/Det Gar Sqft	280	400	400	352	440	528
Prior Land	$12,700					
Prior Total	$83,100					
Comp Land Estimate	$16,600	$13,100	$14,200	$12,000	$13,100	$14,200
Sale Date		10/12/2018	5/10/2018	8/27/2018	7/21/2017	10/25/2017
Sale Price		$107,500	$127,500	$146,500	$114,000	$141,000
Time Adj Sale Price		$109,900	$132,000	$150,600	$121,000	$148,500
TADJSP/SQFT		$98.83	$110.83	$128.06	$100.08	$122.83
Model Adjustments	$52,400	$54,200	$67,900	$80,100	$58,900	$84,100
Adjusted Sale Price		$108,100	$116,500	$122,900	$114,500	$116,800
Comparable Estimate	$115,800 ($116.62/SFLA)					

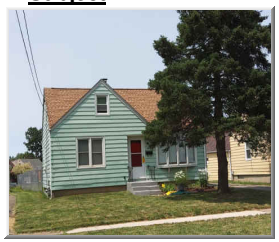
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-4	104.09-6-8	104.09-2-52	103.12-10-1	104.09-2-44	104.09-8-1
Owner	Goodie Larry T	Burger, Cody J	Augustine, Ann M	McDaniel, Michael	Powell, Randy	Kyler, Jeremy J
Address	73 Princeton Ave	93 Princeton Ave	118 Harvard Ave	33 Harvard Ave	160 Harvard Ave	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 140	50 x 226	50 x 150	77 x 150	51 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1955 / 0	1957 / 0	1958 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1018	984	1054	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 510	0 0	0 400
SFLA	840	1011	1018	984	1054	1095
Att/Det Gar Sqft	400	368	308	440	440	576
Prior Land	$10,200					
Prior Total	$78,100					
Comp Land Estimate	$13,400	$15,300	$13,800	$18,200	$14,000	$13,800
Sale Date		5/30/2018	4/12/2018	4/20/2018	8/9/2018	4/6/2018
Sale Price		$126,500	$126,500	$161,000	$147,000	$111,300
Time Adj Sale Price		$131,000	$131,300	$167,100	$151,100	$115,500
TADJSP/SQFT		$129.57	$128.98	$169.82	$143.36	$105.48
Model Adjustments	$58,000	$67,400	$68,800	$92,500	$74,300	$58,300
Adjusted Sale Price		$121,600	$120,500	$132,600	$134,800	$115,200
Comparable Estimate	$124,900 ($148.69/SFLA)					

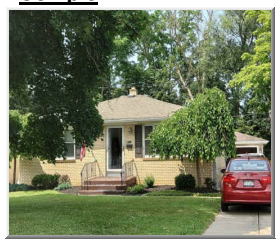
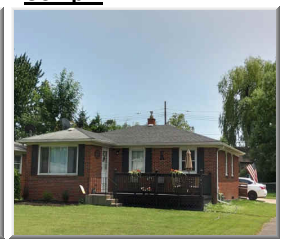
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-5	104.09-6-8	104.09-2-52	103.12-7-33	104.09-8-1	103.12-10-1
Owner	Cavalieri, Barbara	Burger, Cody J	Augustine, Ann M	Vandegriff, Amanda	Kyler, Jeremy J	McDaniel, Michael
Address	77 Princeton Ave	93 Princeton Ave	118 Harvard Ave	64 Harvard Ave	147 Harvard Ave	33 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 165	50 x 226	50 x 150	50 x 150	50 x 150	77 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1955 / 0	1953 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1018	1015	1095	984
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 510
SFLA	840	1011	1018	1015	1095	984
Att/Det Gar Sqft	280	368	308	352	576	440
Prior Land	$11,000					
Prior Total	$85,100					
Comp Land Estimate	$14,300	$15,300	$13,800	$13,800	$13,800	$18,200
Sale Date		5/30/2018	4/12/2018	10/18/2019	4/6/2018	4/20/2018
Sale Price		$126,500	$126,500	$140,000	$111,300	$161,000
Time Adj Sale Price		$131,000	$131,300	$140,000	$115,500	$167,100
TADJSP/SQFT		$129.57	$128.98	$137.93	$105.48	$169.82
Model Adjustments	$57,200	$67,400	$68,800	$69,100	$58,300	$92,500
Adjusted Sale Price		$120,800	$119,700	$128,100	$114,400	$131,800
Comparable Estimate	$123,000 ($146.43/SFLA)					

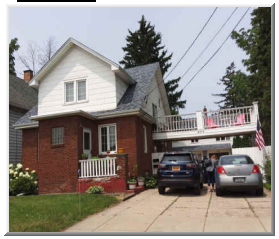
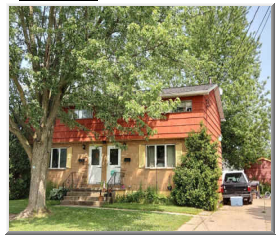
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-13	104.09-6-8	104.09-2-52	103.12-7-33	103.12-10-1	104.09-8-1
Owner	Gainey, Loretta	Burger, Cody J	Augustine, Ann M	Vandegriff, Amanda	McDaniel, Michael	Kyler, Jeremy J
Address	78 Princeton Ave	93 Princeton Ave	118 Harvard Ave	64 Harvard Ave	33 Harvard Ave	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 145	50 x 226	50 x 150	50 x 150	77 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1955 / 0	1953 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	864	1011	1018	1015	984	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 510	0 400
SFLA	864	1011	1018	1015	984	1095
Att/Det Gar Sqft	400	368	308	352	440	576
Prior Land	$10,800					
Prior Total	$94,000					
Comp Land Estimate	$14,000	$15,300	$13,800	$13,800	$18,200	$13,800
Sale Date		5/30/2018	4/12/2018	10/18/2019	4/20/2018	4/6/2018
Sale Price		$126,500	$126,500	$140,000	$161,000	$111,300
Time Adj Sale Price		$131,000	$131,300	$140,000	$167,100	$115,500
TADJSP/SQFT		$129.57	$128.98	$137.93	$169.82	$105.48
Model Adjustments	$62,700	$67,400	$68,800	$69,100	$92,500	$58,300
Adjusted Sale Price		$126,300	$125,200	$133,600	$137,300	$119,900
Comparable Estimate	$128,500 ($148.73/SFLA)					

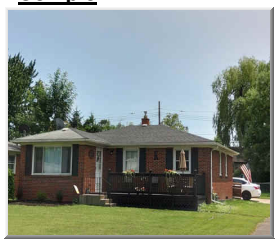
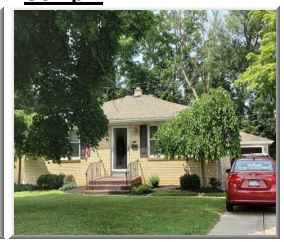
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-6	104.09-6-8	104.09-2-52	104.09-2-44	103.12-10-1	104.09-8-1
Owner	Wisniewski, Bonnie A	Burger, Cody J	Augustine, Ann M	Powell, Randy	McDaniel, Michael	Kyler, Jeremy J
Address	83 Princeton Ave	93 Princeton Ave	118 Harvard Ave	160 Harvard Ave	33 Harvard Ave	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 191	50 x 226	50 x 150	51 x 150	77 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	01 Wood	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1955 / 0	1958 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1018	1054	984	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 210	0 0	0 0	0 0	0 510	0 400
SFLA	840	1011	1018	1054	984	1095
Att/Det Gar Sqft	320	368	308	440	440	576
Prior Land	$11,300					
Prior Total	$84,200					
Comp Land Estimate	$14,900	$15,300	$13,800	$14,000	$18,200	$13,800
Sale Date		5/30/2018	4/12/2018	8/9/2018	4/20/2018	4/6/2018
Sale Price		$126,500	$126,500	$147,000	$161,000	$111,300
Time Adj Sale Price		$131,000	$131,300	$151,100	$167,100	$115,500
TADJSP/SQFT		$129.57	$128.98	$143.36	$169.82	$105.48
Model Adjustments	$57,100	$67,400	$68,800	$74,300	$92,500	$58,300
Adjusted Sale Price		$120,700	$119,600	$133,900	$131,700	$114,300
Comparable Estimate	$124,000 ($147.62/SFLA)					

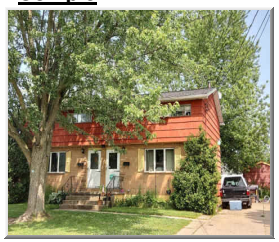
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-12	104.09-9-12	104.09-9-8	103.12-8-25	103.12-8-9	103.12-9-15
Owner	Smith Carrie E	Smith, Carrie E	Bucholtz, Jessica L	Hyman, Adrianna	Barton, Jeffrey	Herrmann, Christopher
Address	84 Princeton Ave	84 Princeton Ave	14 4th St	43 Nardin Dr	34 5th St	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 150	52 x 150	47 x 125	52 x 125	52 x 125	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1953 / 0	1953 / 0	1958 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	794	794	784	806	752	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 378	0 378	0 364	0 403	0 480	0 200
SFLA	1191	1191	1176	1209	1112	1209
Att/Det Gar Sqft	400	400	352	440	400	528
Prior Land	$11,000					
Prior Total	$96,900					
Comp Land Estimate	$14,200	$14,200	$12,000	$13,100	$13,100	$14,200
Sale Date		5/10/2018	8/27/2018	7/21/2017	10/12/2018	10/25/2017
Sale Price		$127,500	$146,500	$114,000	$107,500	$141,000
Time Adj Sale Price		$132,000	$150,600	$121,000	$109,900	$148,500
TADJSP/SQFT		$110.83	$128.06	$100.08	$98.83	$122.83
Model Adjustments	$67,900	$67,900	$80,100	$58,900	$54,200	$84,100
Adjusted Sale Price		$132,000	$138,400	$130,000	$123,600	$132,300
Comparable Estimate	$131,300 ($110.24/SFLA)					

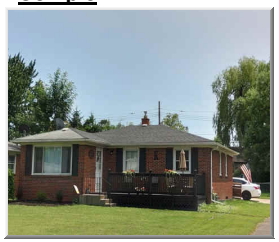
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-7	104.09-6-8	104.09-2-52	104.09-2-44	104.09-8-1	103.12-10-1
Owner	Godlewski, Dolores	Burger, Cody J	Augustine, Ann M	Powell, Randy	Kyler, Jeremy J	McDaniel, Michael
Address	87 Princeton Ave	93 Princeton Ave	118 Harvard Ave	160 Harvard Ave	147 Harvard Ave	33 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 215	50 x 226	50 x 150	51 x 150	50 x 150	77 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1955 / 0	1958 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1018	1054	1095	984
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 630	0 0	0 0	0 0	0 400	0 510
SFLA	840	1011	1018	1054	1095	984
Att/Det Gar Sqft	352	368	308	440	576	440
Prior Land	$11,600					
Prior Total	$84,700					
Comp Land Estimate	$15,200	$15,300	$13,800	$14,000	$13,800	$18,200
Sale Date		5/30/2018	4/12/2018	8/9/2018	4/6/2018	4/20/2018
Sale Price		$126,500	$126,500	$147,000	$111,300	$161,000
Time Adj Sale Price		$131,000	$131,300	$151,100	$115,500	$167,100
TADJSP/SQFT		$129.57	$128.98	$143.36	$105.48	$169.82
Model Adjustments	$61,300	$67,400	$68,800	$74,300	$58,300	$92,500
Adjusted Sale Price		$124,900	$123,800	$138,100	$118,500	$135,900
Comparable Estimate	$128,200 ($152.62/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-11	104.05-3-8.1	103.76-3-12	104.09-7-16	104.61-6-3	103.12-8-26
Owner	Lewandowski Gerald A	Costa, Perry	Caleca, Sharon	Lipczynski, Douglas M	Rizzi, Michael	Adolf, Andrew
Address	90 Princeton Ave	5954 Transit Rd	4578 Broadway St	45 3rd St	167 Gould Ave	47 Nardin Dr
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	210 1 Family Res
Neighborhood	205	205	206	205	206	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 150	80 x 100	82 x 264	101 x 125	70 x 140	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1951 / 0	1947 / 0	1946 / 0	1954 / 0	1959 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	2 Fair	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	2.0	1.7
Bedrooms	4	4	4	6	4	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1452	1036	942	960	816	806
2nd Sty Area	0	0	900	1000	816	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 372
SFLA	1651	1813	1842	1960	1632	1411
Att/Det Gar Sqft	484		980		576	308
Prior Land	$11,000					
Prior Total	$111,000					
Comp Land Estimate	$14,200	$15,300	$22,300	$18,400	$17,900	$13,100
Sale Date		5/1/2019	12/31/2018	7/31/2017	10/17/2017	3/7/2019
Sale Price		$105,000	$178,500	$110,000	$133,900	$156,333
Time Adj Sale Price		$105,500	$181,600	$116,700	$141,000	$157,900
TADJSP/SQFT		$58.19	$98.59	$59.54	$86.40	$111.91
Model Adjustments	$83,700	$79,700	$133,200	$47,500	$76,200	$89,400
Adjusted Sale Price		$109,500	$132,100	$152,900	$148,500	$152,200
Comparable Estimate	$139,000 ($84.19/SFLA)					

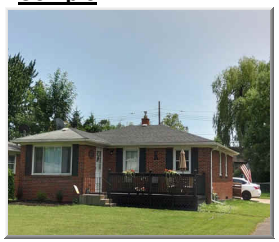
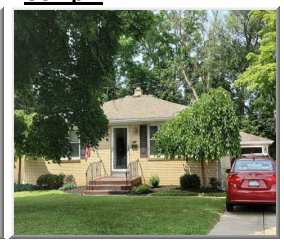
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-8	104.09-6-8	104.09-2-52	104.09-8-1	104.09-2-44	103.12-7-33
Owner	Burger Cody J	Burger, Cody J	Augustine, Ann M	Kyler, Jeremy J	Powell, Randy	Vandegriff, Amanda
Address	93 Princeton Ave	93 Princeton Ave	118 Harvard Ave	147 Harvard Ave	160 Harvard Ave	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 226	50 x 226	50 x 150	50 x 150	51 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1954 / 0	1954 / 0	1955 / 0	1955 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1011	1011	1018	1095	1054	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	1011	1011	1018	1095	1054	1015
Att/Det Gar Sqft	368	368	308	576	440	352
Prior Land	$11,600					
Prior Total	$92,100					
Comp Land Estimate	$15,300	$15,300	$13,800	$13,800	$14,000	$13,800
Sale Date		5/30/2018	4/12/2018	4/6/2018	8/9/2018	10/18/2019
Sale Price		$126,500	$126,500	$111,300	$147,000	$140,000
Time Adj Sale Price		$131,000	$131,300	$115,500	$151,100	$140,000
TADJSP/SQFT		$129.57	$128.98	$105.48	$143.36	$137.93
Model Adjustments	$67,400	$67,400	$68,800	$58,300	$74,300	$69,100
Adjusted Sale Price		$131,000	$129,900	$124,600	$144,200	$138,300
Comparable Estimate	$133,600 ($132.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-4-7	104.69-2-17	103.76-6-10	103.76-3-16	104.69-2-19	104.09-7-16
Owner	Ogledzinski, Joan M	Breier, Ashley M	Zirilli, Domenico F	Meiler, Miles N	Thierrin, Christopher	Lipczynski, Douglas M
Address	37 Bostwick Pl	223 River St	252 Bryant St	4602 Broadway St	241 River St	45 3rd St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	206	206	206	206	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	35 x 107	90 x 125	58 x 129	66 x 145	60 x 125	101 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	12 Duplex
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1890 / 0	1890 / 0	1924 / 0	1926 / 0	1917 / 0	1954 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	2 Fair
Grade/Grade Adj	C Average	D Economy	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	4	5	3	4	5	6
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1236	999	933	1056	1176	960
2nd Sty Area	684	999	792	1056	1176	1000
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1920	1998	1725	2112	2352	1960
Att/Det Gar Sqft		360	528	324	504	
Prior Land	$6,300					
Prior Total	$88,600					
Comp Land Estimate	$8,600	$19,000	$15,000	$17,400	$15,100	$18,400
Sale Date		4/17/2018	4/3/2017	9/20/2019	8/15/2018	7/31/2017
Sale Price		$82,000	$94,500	$128,000	$150,000	$110,000
Time Adj Sale Price		$85,100	$96,700	$128,000	$154,200	$116,700
TADJSP/SQFT		$42.59	$56.06	$60.61	$65.56	$59.54
Model Adjustments	$52,300	$26,000	$53,600	$76,900	$108,300	$47,500
Adjusted Sale Price		$111,400	$95,400	$103,400	$98,200	$121,500
Comparable Estimate	$106,000 ($55.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-9-10	103.12-8-26	104.09-9-12	104.09-9-8	104.09-2-16	104.09-3-10
Owner	Rosner, Ann J	Adolf, Andrew	Smith, Carrie E	Bucholtz, Jessica L	Haynes, Renaldo M	Cochrane, Erin E
Address	96 Princeton Ave	47 Nardin Dr	84 Princeton Ave	14 4th St	3099 George Urban Blv	8 Bostwick Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 148	52 x 125	52 x 150	47 x 125	60 x 128	57 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1953 / 0	1958 / 0	1955 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1112	806	794	784	872	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 372	0 378	0 364	0 0	0 0
SFLA	1522	1411	1191	1176	1308	1280
Att/Det Gar Sqft	352	308	400	352	440	308
Prior Land	$10,800					
Prior Total	$90,000					
Comp Land Estimate	$14,100	$13,100	$14,200	$12,000	$14,900	$13,500
Sale Date		3/7/2019	5/10/2018	8/27/2018	8/18/2017	10/9/2019
Sale Price		$156,333	$127,500	$146,500	$129,000	$100,000
Time Adj Sale Price		$157,900	$132,000	$150,600	$136,500	$100,000
TADJSP/SQFT		$111.91	$110.83	$128.06	$104.36	$78.13
Model Adjustments	$70,100	$89,400	$67,900	$80,100	$72,400	$45,300
Adjusted Sale Price		$138,600	$134,200	$140,600	$134,200	$124,800
Comparable Estimate	$134,500 ($88.37/SFLA)					

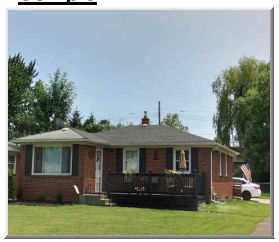


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-9	104.09-6-8	104.09-2-52	104.09-8-1	104.09-2-44	103.12-7-33
Owner	Taylor, Marilda J	Burger, Cody J	Augustine, Ann M	Kyler, Jeremy J	Powell, Randy	Vandegriff, Amanda
Address	97 Princeton Ave	93 Princeton Ave	118 Harvard Ave	147 Harvard Ave	160 Harvard Ave	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	59 x 194	50 x 226	50 x 150	50 x 150	51 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1955 / 0	1955 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1018	1095	1054	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	840	1011	1018	1095	1054	1015
Att/Det Gar Sqft	352	368	308	576	440	352
Prior Land	$13,400					
Prior Total	$87,000					
Comp Land Estimate	$17,200	$15,300	$13,800	$13,800	$14,000	$13,800
Sale Date		5/30/2018	4/12/2018	4/6/2018	8/9/2018	10/18/2019
Sale Price		$126,500	$126,500	$111,300	$147,000	$140,000
Time Adj Sale Price		$131,000	$131,300	$115,500	$151,100	$140,000
TADJSP/SQFT		$129.57	$128.98	$105.48	$143.36	$137.93
Model Adjustments	$59,700	$67,400	$68,800	$58,300	$74,300	$69,100
Adjusted Sale Price		$123,300	$122,200	$116,900	$136,500	$130,600
Comparable Estimate	$125,900 ($149.88/SFLA)					

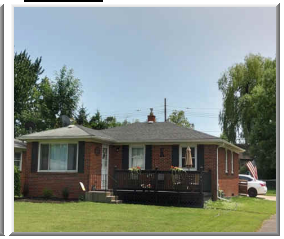



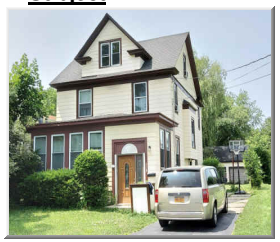
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-10	104.09-6-8	104.09-2-52	104.09-8-1	104.09-2-44	103.12-7-33
Owner	Lukowski, Kristyana	Burger, Cody J	Augustine, Ann M	Kyler, Jeremy J	Powell, Randy	Vandegriff, Amanda
Address	103 Princeton Ave	93 Princeton Ave	118 Harvard Ave	147 Harvard Ave	160 Harvard Ave	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 226	50 x 150	50 x 150	51 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1955 / 0	1955 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1018	1095	1054	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 0	0 400	0 0	0 0
SFLA	840	1011	1018	1095	1054	1015
Att/Det Gar Sqft	352	368	308	576	440	352
Prior Land	$10,500					
Prior Total	$85,600					
Comp Land Estimate	$13,800	$15,300	$13,800	$13,800	$14,000	$13,800
Sale Date		5/30/2018	4/12/2018	4/6/2018	8/9/2018	10/18/2019
Sale Price		$126,500	$126,500	$111,300	$147,000	$140,000
Time Adj Sale Price		$131,000	$131,300	$115,500	$151,100	$140,000
TADJSP/SQFT		$129.57	$128.98	$105.48	$143.36	$137.93
Model Adjustments	$58,900	$67,400	$68,800	$58,300	$74,300	$69,100
Adjusted Sale Price		$122,500	$121,400	$116,100	$135,700	$129,800
Comparable Estimate	$125,100 ($148.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-11	104.09-6-8	104.09-2-52	104.09-8-1	104.09-2-44	103.12-7-33
Owner	Gambino, Sara Ann	Burger, Cody J	Augustine, Ann M	Kyler, Jeremy J	Powell, Randy	Vandegriff, Amanda
Address	107 Princeton Ave	93 Princeton Ave	118 Harvard Ave	147 Harvard Ave	160 Harvard Ave	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 226	50 x 150	50 x 150	51 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1955 / 0	1955 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1018	1095	1054	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	840	1011	1018	1095	1054	1015
Att/Det Gar Sqft	440	368	308	576	440	352
Prior Land	$10,500					
Prior Total	$79,000					
Comp Land Estimate	$13,800	$15,300	$13,800	$13,800	$14,000	$13,800
Sale Date		5/30/2018	4/12/2018	4/6/2018	8/9/2018	10/18/2019
Sale Price		$126,500	$126,500	$111,300	$147,000	$140,000
Time Adj Sale Price		$131,000	$131,300	$115,500	$151,100	$140,000
TADJSP/SQFT		$129.57	$128.98	$105.48	$143.36	$137.93
Model Adjustments	$52,000	$67,400	$68,800	$58,300	$74,300	$69,100
Adjusted Sale Price		$115,600	$114,500	$109,200	$128,800	$122,900
Comparable Estimate	$118,200 ($140.71/SFLA)					

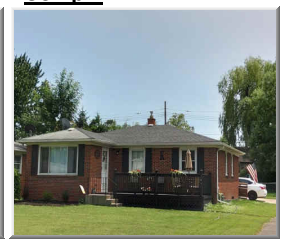


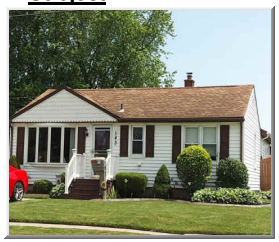
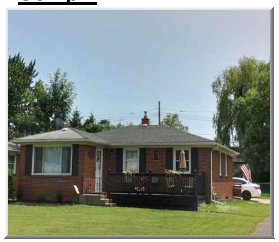
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-12	104.09-6-8	104.09-2-52	104.09-8-1	104.09-2-44	103.12-7-33
Owner	Krajewski, Jon J	Burger, Cody J	Augustine, Ann M	Kyler, Jeremy J	Powell, Randy	Vandegriff, Amanda
Address	113 Princeton Ave	93 Princeton Ave	118 Harvard Ave	147 Harvard Ave	160 Harvard Ave	64 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 150	50 x 226	50 x 150	50 x 150	51 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1951 / 0	1954 / 0	1955 / 0	1955 / 0	1958 / 0	1953 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1018	1095	1054	1015
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 400	0 0	0 0
SFLA	840	1011	1018	1095	1054	1015
Att/Det Gar Sqft	440	368	308	576	440	352
Prior Land	$10,500					
Prior Total	$85,900					
Comp Land Estimate	$13,800	$15,300	$13,800	$13,800	$14,000	$13,800
Sale Date		5/30/2018	4/12/2018	4/6/2018	8/9/2018	10/18/2019
Sale Price		$126,500	$126,500	$111,300	$147,000	$140,000
Time Adj Sale Price		$131,000	$131,300	$115,500	$151,100	$140,000
TADJSP/SQFT		$129.57	$128.98	$105.48	$143.36	$137.93
Model Adjustments	$58,700	$67,400	$68,800	$58,300	$74,300	$69,100
Adjusted Sale Price		$122,300	$121,200	$115,900	$135,500	$129,600
Comparable Estimate	$124,900 ($148.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-13	104.09-6-8	104.09-2-44	104.09-2-52	104.09-8-1	103.12-10-1
Owner	Turner Richard G & Alic	Burger, Cody J	Powell, Randy	Augustine, Ann M	Kyler, Jeremy J	McDaniel, Michael
Address	117 Princeton Ave	93 Princeton Ave	160 Harvard Ave	118 Harvard Ave	147 Harvard Ave	33 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 133	50 x 226	51 x 150	50 x 150	50 x 150	77 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1054	1018	1095	984
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 510
SFLA	840	1011	1054	1018	1095	984
Att/Det Gar Sqft	308	368	440	308	576	440
Prior Land	$10,000					
Prior Total	$89,000					
Comp Land Estimate	$13,000	$15,300	$14,000	$13,800	$13,800	$18,200
Sale Date		5/30/2018	8/9/2018	4/12/2018	4/6/2018	4/20/2018
Sale Price		$126,500	$147,000	$126,500	$111,300	$161,000
Time Adj Sale Price		$131,000	$151,100	$131,300	$115,500	$167,100
TADJSP/SQFT		$129.57	$143.36	$128.98	$105.48	$169.82
Model Adjustments	$56,800	$67,400	$74,300	$68,800	$58,300	$92,500
Adjusted Sale Price		$120,400	$133,600	$119,300	$114,000	$131,400
Comparable Estimate	$123,700 ($147.26/SFLA)					

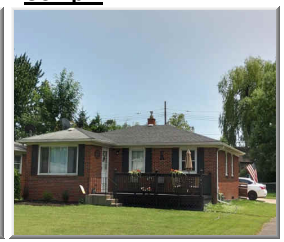
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-8-10	104.69-6-3.1	104.61-4-7	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Canestro, Ronald	Robison, Jennifer	Wallace, James M	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	118 Princeton Ave	4659 Broadway St	364 Ellington St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	40 x 160	60 x 129	60 x 115	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1928 / 0	1937 / 0	1917 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	1040	912	988	913	680	616
2nd Sty Area	764	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2030	1476	1261	1638	822	1097
Att/Det Gar Sqft	480	384	440	651		247
Prior Land	$8,500					
Prior Total	$97,200					
Comp Land Estimate	$11,900	$15,300	$14,500	$14,800	$14,200	$10,400
Sale Date		1/16/2018	9/21/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$128,750	$135,000	$178,000	$77,380	$131,000
Time Adj Sale Price		$134,600	$138,400	$178,000	$79,100	$138,700
TADJSP/SQFT		$91.19	$109.75	$108.67	$96.23	$126.44
Model Adjustments	$76,900	$65,400	$54,600	$88,700	$11,000	$64,400
Adjusted Sale Price		$146,100	$160,700	$166,200	$145,000	$151,200
Comparable Estimate	$153,800 ($75.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-8-8.1	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	JoAnn T Dietl Irrevoc Tr	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	126 Princeton Ave	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	160 x 121	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1910 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	847	988	912	913	680	616
2nd Sty Area	855	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1702	1261	1476	1638	822	1097
Att/Det Gar Sqft	440	440	384	651		247
Prior Land	$15,400					
Prior Total	$95,200					
Comp Land Estimate	$14,600	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$74,000	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$157,800	$143,200	$163,300	$142,100	$148,300
Comparable Estimate	$150,900 ($88.66/SFLA)					

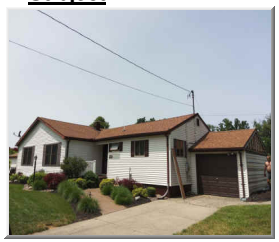
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-17	104.09-6-8	104.09-2-44	104.09-2-52	104.09-8-1	104.05-5-1
Owner	Russell, Jason A	Burger, Cody J	Powell, Randy	Augustine, Ann M	Kyler, Jeremy J	Adams, Charles E III
Address	137 Princeton Ave	93 Princeton Ave	160 Harvard Ave	118 Harvard Ave	147 Harvard Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 150	50 x 226	51 x 150	50 x 150	50 x 150	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	840	1011	1054	1018	1095	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	840	1011	1054	1018	1095	1016
Att/Det Gar Sqft	440	368	440	308	576	280
Prior Land	$11,000					
Prior Total	$78,600					
Comp Land Estimate	$14,200	$15,300	$14,000	$13,800	$13,800	$18,300
Sale Date		5/30/2018	8/9/2018	4/12/2018	4/6/2018	9/25/2017
Sale Price		$126,500	$147,000	$126,500	$111,300	$122,500
Time Adj Sale Price		$131,000	$151,100	$131,300	$115,500	$129,300
TADJSP/SQFT		$129.57	$143.36	$128.98	$105.48	$127.26
Model Adjustments	$59,000	$67,400	$74,300	$68,800	$58,300	$62,300
Adjusted Sale Price		$122,600	$135,800	$121,500	$116,200	$126,000
Comparable Estimate	$124,400 ($148.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-18	104.09-8-1	104.09-2-44	104.09-6-8	104.09-2-52	104.05-5-1
Owner	Mook, Howard E Jr	Kyler, Jeremy J	Powell, Randy	Burger, Cody J	Augustine, Ann M	Adams, Charles E III
Address	143 Princeton Ave	147 Harvard Ave	160 Harvard Ave	93 Princeton Ave	118 Harvard Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 150	50 x 150	51 x 150	50 x 226	50 x 150	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1958 / 0	1954 / 0	1955 / 0	1957 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1120	1095	1054	1011	1018	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1120	1095	1054	1011	1018	1016
Att/Det Gar Sqft	480	576	440	368	308	280
Prior Land	$11,000					
Prior Total	$97,700					
Comp Land Estimate	$14,200	$13,800	$14,000	$15,300	$13,800	$18,300
Sale Date		4/6/2018	8/9/2018	5/30/2018	4/12/2018	9/25/2017
Sale Price		$111,300	$147,000	$126,500	$126,500	$122,500
Time Adj Sale Price		$115,500	$151,100	$131,000	$131,300	$129,300
TADJSP/SQFT		$105.48	$143.36	$129.57	$128.98	$127.26
Model Adjustments	$73,900	$58,300	$74,300	$67,400	$68,800	$62,300
Adjusted Sale Price		$131,100	$150,700	$137,500	$136,400	$140,900
Comparable Estimate	$139,300 ($124.38/SFLA)					

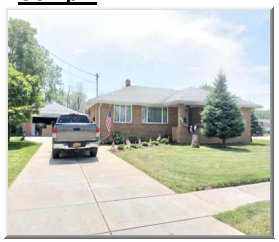
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-16	104.61-4-7	104.69-6-3.1	104.61-5-19	104.61-4-10	103.76-3-22.1
Owner	Lux, Paul A	Wallace, James M	Robison, Jennifer	Bochynski, Kristine	Haigh, Corey A	Gosselin, Renee E
Address	40 Bostwick Pl	364 Ellington St	4659 Broadway St	315 River St	350 Ellington St	13 A St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	35 x 107	60 x 115	60 x 129	55 x 125	38 x 115	92 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1917 / 0	1937 / 0	1922 / 0	1928 / 2017	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 110	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.5	1.5	1.3	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	944	988	912	680	616	934
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1298	1261	1476	822	1097	934
Att/Det Gar Sqft	352	440	384		247	264
Prior Land	$6,300					
Prior Total	$74,000					
Comp Land Estimate	$8,600	$14,500	$15,300	$14,200	$10,400	$19,200
Sale Date		9/21/2018	1/16/2018	6/26/2017	8/11/2017	3/13/2017
Sale Price		$135,000	$128,750	$77,380	$131,000	$108,500
Time Adj Sale Price		$138,400	$134,600	$79,100	$138,700	$111,100
TADJSP/SQFT		$109.75	$91.19	$96.23	$126.44	$118.95
Model Adjustments	$40,000	$54,600	$65,400	$11,000	$64,400	$26,100
Adjusted Sale Price		$123,800	$109,200	$108,100	$114,300	$125,000
Comparable Estimate	$116,100 ($89.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-3	104.09-6-8	104.09-2-44	104.09-2-52	104.09-8-1	104.05-5-1
Owner	Karl, Karen L	Burger, Cody J	Powell, Randy	Augustine, Ann M	Kyler, Jeremy J	Adams, Charles E III
Address	147 Princeton Ave	93 Princeton Ave	160 Harvard Ave	118 Harvard Ave	147 Harvard Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 150	50 x 226	51 x 150	50 x 150	50 x 150	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	1011	1054	1018	1095	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	768	1011	1054	1018	1095	1016
Att/Det Gar Sqft	280	368	440	308	576	280
Prior Land	$11,000					
Prior Total	$81,600					
Comp Land Estimate	$14,200	$15,300	$14,000	$13,800	$13,800	$18,300
Sale Date		5/30/2018	8/9/2018	4/12/2018	4/6/2018	9/25/2017
Sale Price		$126,500	$147,000	$126,500	$111,300	$122,500
Time Adj Sale Price		$131,000	$151,100	$131,300	$115,500	$129,300
TADJSP/SQFT		$129.57	$143.36	$128.98	$105.48	$127.26
Model Adjustments	$53,500	$67,400	$74,300	$68,800	$58,300	$62,300
Adjusted Sale Price		$117,100	$130,300	$116,000	$110,700	$120,500
Comparable Estimate	$118,900 ($154.82/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-2	104.09-3-10	104.09-2-16	103.12-8-26	104.09-2-17	104.09-9-8
Owner	Ventrice, Timothy J	Cochrane, Erin E	Haynes, Renaldo M	Adolf, Andrew	McFall, John T	Bucholtz, Jessica L
Address	153 Princeton Ave	8 Bostwick Pl	3099 George Urban Blv	47 Nardin Dr	3105 George Urban Blv	14 4th St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 145	57 x 114	60 x 128	52 x 125	60 x 128	47 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1952 / 0	1955 / 0	1957 / 0	1956 / 0	1958 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	3	4	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 0	1 / 1	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	988	864	872	806	975	784
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 372	0 730	0 364
SFLA	1612	1280	1308	1411	1219	1176
Att/Det Gar Sqft	398	308	440	308	280	352
Prior Land	$10,800					
Prior Total	$112,800					
Comp Land Estimate	$14,000	$13,500	$14,900	$13,100	$14,900	$12,000
Sale Date		10/9/2019	8/18/2017	3/7/2019	4/7/2017	8/27/2018
Sale Price		$100,000	$129,000	$156,333	$120,000	$146,500
Time Adj Sale Price		$100,000	$136,500	$157,900	$122,800	$150,600
TADJSP/SQFT		$78.13	$104.36	$111.91	$100.74	$128.06
Model Adjustments	$85,100	$45,300	$72,400	$89,400	$71,500	$80,100
Adjusted Sale Price		$139,800	$149,200	$153,600	$136,400	$155,600
Comparable Estimate	$146,900 ($91.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-8-6	104.09-2-39	103.08-7-59	104.05-1-12	103.08-5-16	103.08-5-8
Owner	Mrzyglod, Peter J	Redman, Elizabeth A	Warmus, Amanda B	Gurowicz, William J	Schopf, Steven J	Whalen, Mary Jo
Address	156 Princeton Ave	188 Harvard Ave	55 Dartmouth Dr	37 Rogers Dr	32 Cornell Dr	64 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	198 x 256	50 x 150	80 x 154	75 x 120	91 x 160	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1950 / 0	1956 / 0	1952 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1550	1317	1540	1422	1486	1536
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 992	644 0	0 0	0 0	0 0	0 0
SFLA	1550	1317	1540	1422	1486	1536
Att/Det Gar Sqft	220 528	308	396	368	264	
Prior Land	$30,200					
Prior Total	$133,800					
Comp Land Estimate	$27,900	$13,800	$18,900	$16,200	$19,900	$18,400
Sale Date		4/4/2017	1/22/2018	8/29/2019	8/2/2019	7/1/2019
Sale Price		$136,000	$151,500	$150,000	$193,000	$155,000
Time Adj Sale Price		$139,200	$158,400	$150,000	$193,000	$155,000
TADJSP/SQFT		$105.69	$102.86	$105.49	$129.88	$100.91
Model Adjustments	$118,900	$85,700	$88,600	$91,100	$118,200	$89,600
Adjusted Sale Price		$172,400	$188,700	$177,800	$193,700	$184,300
Comparable Estimate	$183,400 ($118.32/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-1	103.08-10-13	103.08-7-32	103.08-9-22	104.61-6-12	103.16-2-26
Owner	Backus, Michael E	Wilkey, Brent	Hodgson, Nicholas M	Dibba, Ousman	Hermann, Jaime F	Gilhooly, Gerald A
Address	159 Princeton Ave	91 Irving Ter	72 Morris Cir	41 Morris Cir	306 River St	28 Chateau Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	113 x 180	71 x 131	85 x 285	57 x 140	55 x 125	63 x 129
Building Style	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level	03 Split level
Exterior Wall	02 Brick	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1962 / 0	1959 / 0	1960 / 0	1967 / 0	1969 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / Y	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 2	3 Partial 1	4 Full 1	4 Full 1	4 Full 1	3 Partial 0
1st Sty Area	1802	1092	1114	1114	1232	1164
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	572 0	408 0	260 0	308 0	540 0
SFLA	1802	1664	1522	1374	1540	1704
Att/Det Gar Sqft						308
Prior Land	$19,000					
Prior Total	$148,200					
Comp Land Estimate	$22,200	$16,400	$21,400	$14,900	$14,200	$15,900
Sale Date		7/26/2018	6/20/2017	5/31/2017	10/31/2018	12/26/2019
Sale Price		$142,500	$170,000	$137,700	$154,000	$169,000
Time Adj Sale Price		$146,800	$173,700	$140,800	$157,500	$169,000
TADJSP/SQFT		$88.22	$114.13	$102.47	$102.27	$99.18
Model Adjustments	$114,500	$97,600	$97,100	$79,600	$86,700	$96,900
Adjusted Sale Price		$163,700	$191,100	$175,700	$185,300	$186,600
Comparable Estimate	$180,500 ($100.17/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-2	104.05-3-2	104.05-1-12	104.05-1-1	103.08-7-59	103.08-7-15
Owner	Wiesmore, Thomas E	Berkman, Charles V	Gurowicz, William J	Hernandez, Gilbert	Warmus, Amanda B	Galioto, James R
Address	20 Rogers Dr	397 French Rd	37 Rogers Dr	201 Irving Ter	55 Dartmouth Dr	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	84 x 152	75 x 120	60 x 120	80 x 154	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1952 / 0	1955 / 0	1956 / 0	1956 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	4
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1476	1352	1422	1274	1540	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 0	0 400
SFLA	1476	1352	1422	1274	1540	1216
Att/Det Gar Sqft	500	484	368	338	396	352
Prior Land	$11,300					
Prior Total	$110,000					
Comp Land Estimate	$14,600	$19,000	$16,200	$14,400	$18,900	$12,400
Sale Date		2/22/2017	8/29/2019	8/21/2019	1/22/2018	7/20/2018
Sale Price		$110,000	$150,000	$149,500	$151,500	$120,000
Time Adj Sale Price		$112,800	$150,000	$149,500	$158,400	$123,600
TADJSP/SQFT		$83.43	$105.49	$117.35	$102.86	$101.64
Model Adjustments	$94,900	$66,400	$91,100	$81,900	$88,600	$72,000
Adjusted Sale Price		$141,300	$153,800	$162,500	$164,700	$146,500
Comparable Estimate	$153,800 ($104.2/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-4	104.05-1-5	104.05-1-23	104.05-2-1	104.05-1-21	104.05-1-13
Owner	Falkowski, Jeffrey E	Wrobel, Christopher R	Burr, Diane E	Krafchak, Leah	Maeder, Sean M	Wiseman, Brandon
Address	21 Rogers Dr	23 Rogers Dr	195 Irving Ter	379 French Rd	183 Irving Ter	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	57 x 122	89 x 80	57 x 123	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1955 / 0	1956 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1009	1008	1016	1008	1016	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 0	0 0	0 0	0 0
SFLA	1009	1008	1016	1008	1016	980
Att/Det Gar Sqft	440	384	396	352	308	336
Prior Land	$11,300					
Prior Total	$100,000					
Comp Land Estimate	$14,600	$14,600	$13,900	$14,300	$14,000	$13,200
Sale Date		9/6/2019	8/18/2017	10/30/2018	9/18/2018	4/27/2018
Sale Price		$150,000	$127,000	$127,900	$132,000	$134,900
Time Adj Sale Price		$150,000	$134,400	$130,800	$135,300	$140,000
TADJSP/SQFT		$148.81	$132.28	$129.76	$133.17	$142.86
Model Adjustments	$68,800	$71,400	$69,100	$67,400	$67,500	$63,500
Adjusted Sale Price		$147,400	$134,100	$132,200	$136,600	$145,300
Comparable Estimate	$139,100 ($137.86/SFLA)					

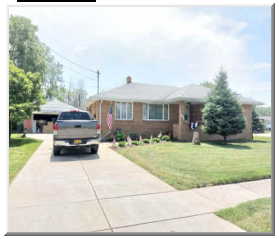
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-3	104.05-2-1	104.05-1-5	104.05-1-23	104.05-1-21	104.05-1-13
Owner	Refermat Rachael	Krafchak, Leah	Wrobel, Christopher R	Burr, Diane E	Maeder, Sean M	Wiseman, Brandon
Address	22 Rogers Dr	379 French Rd	23 Rogers Dr	195 Irving Ter	183 Irving Ter	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	89 x 80	62 x 120	57 x 122	57 x 123	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1955 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	1008	1016	1016	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 224	0 0	0 506	0 0	0 0	0 0
SFLA	1008	1008	1008	1016	1016	980
Att/Det Gar Sqft	336	352	384	396	308	336
Prior Land	$11,300					
Prior Total	$98,600					
Comp Land Estimate	$14,600	$14,300	$14,600	$13,900	$14,000	$13,200
Sale Date		10/30/2018	9/6/2019	8/18/2017	9/18/2018	4/27/2018
Sale Price		$127,900	$150,000	$127,000	$132,000	$134,900
Time Adj Sale Price		$130,800	$150,000	$134,400	$135,300	$140,000
TADJSP/SQFT		$129.76	$148.81	$132.28	$133.17	$142.86
Model Adjustments	$68,200	$67,400	$71,400	$69,100	$67,500	$63,500
Adjusted Sale Price		$131,600	$146,800	$133,500	$136,000	$144,700
Comparable Estimate	$138,500 ($137.4/SFLA)					

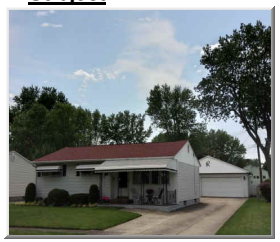
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-5	104.05-1-5	104.05-1-23	104.05-1-21	104.05-2-1	104.05-1-13
Owner	Wrobel, Christopher R	Wrobel, Christopher R	Burr, Diane E	Maeder, Sean M	Krafchak, Leah	Wiseman, Brandon
Address	23 Rogers Dr	23 Rogers Dr	195 Irving Ter	183 Irving Ter	379 French Rd	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	57 x 122	57 x 123	89 x 80	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1955 / 0	1956 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	1016	1016	1008	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 506	0 506	0 0	0 0	0 0	0 0
SFLA	1008	1008	1016	1016	1008	980
Att/Det Gar Sqft	384	384	396	308	352	336
Prior Land	$11,300					
Prior Total	$98,600					
Comp Land Estimate	$14,600	$14,600	$13,900	$14,000	$14,300	$13,200
Sale Date		9/6/2019	8/18/2017	9/18/2018	10/30/2018	4/27/2018
Sale Price		$150,000	$127,000	$132,000	$127,900	$134,900
Time Adj Sale Price		$150,000	$134,400	$135,300	$130,800	$140,000
TADJSP/SQFT		$148.81	$132.28	$133.17	$129.76	$142.86
Model Adjustments	$71,400	$71,400	$69,100	$67,500	$67,400	$63,500
Adjusted Sale Price		$150,000	$136,700	$139,200	$134,800	$147,900
Comparable Estimate	$141,700 ($140.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-4	104.05-2-1	104.05-1-5	104.05-1-21	104.05-1-23	104.05-1-13
Owner	Trojanowsky, Jessica L	Krafchak, Leah	Wrobel, Christopher R	Maeder, Sean M	Burr, Diane E	Wiseman, Brandon
Address	24 Rogers Dr	379 French Rd	23 Rogers Dr	183 Irving Ter	195 Irving Ter	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	89 x 80	62 x 120	57 x 123	57 x 122	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	1008	1016	1016	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 520	0 0	0 506	0 0	0 0	0 0
SFLA	1008	1008	1008	1016	1016	980
Att/Det Gar Sqft	308	352	384	308	396	336
Prior Land	$11,300					
Prior Total	$98,600					
Comp Land Estimate	$14,600	$14,300	$14,600	$14,000	$13,900	$13,200
Sale Date		10/30/2018	9/6/2019	9/18/2018	8/18/2017	4/27/2018
Sale Price		$127,900	$150,000	$132,000	$127,000	$134,900
Time Adj Sale Price		$130,800	$150,000	$135,300	$134,400	$140,000
TADJSP/SQFT		$129.76	$148.81	$133.17	$132.28	$142.86
Model Adjustments	$70,100	$67,400	$71,400	$67,500	$69,100	$63,500
Adjusted Sale Price		$133,500	$148,700	$137,900	$135,400	$146,600
Comparable Estimate	$140,400 ($139.29/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-6	104.05-1-5	104.05-1-23	104.05-1-21	104.05-2-1	104.05-1-13
Owner	Setter, Arthur P	Wrobel, Christopher R	Burr, Diane E	Maeder, Sean M	Krafchak, Leah	Wiseman, Brandon
Address	25 Rogers Dr	23 Rogers Dr	195 Irving Ter	183 Irving Ter	379 French Rd	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	57 x 122	57 x 123	89 x 80	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1955 / 0	1956 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1038	1008	1016	1016	1008	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 0	0 0	0 0	0 0
SFLA	1038	1008	1016	1016	1008	980
Att/Det Gar Sqft	308	384	396	308	352	336
Prior Land	$11,300					
Prior Total	$100,200					
Comp Land Estimate	$14,600	$14,600	$13,900	$14,000	$14,300	$13,200
Sale Date		9/6/2019	8/18/2017	9/18/2018	10/30/2018	4/27/2018
Sale Price		$150,000	$127,000	$132,000	$127,900	$134,900
Time Adj Sale Price		$150,000	$134,400	$135,300	$130,800	$140,000
TADJSP/SQFT		$148.81	$132.28	$133.17	$129.76	$142.86
Model Adjustments	$68,100	$71,400	$69,100	$67,500	$67,400	$63,500
Adjusted Sale Price		$146,700	$133,400	$135,900	$131,500	$144,600
Comparable Estimate	$138,400 ($133.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-4-8	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	104.61-4-10
Owner	Rubach, John D	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Haigh, Corey A
Address	41 Bostwick Pl	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	350 Ellington St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 107	60 x 115	60 x 129	60 x 120	55 x 125	38 x 115
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1890 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1928 / 2017
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.5	2.5	1.3	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0
1st Sty Area	735	988	912	913	680	616
2nd Sty Area	735	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1470	1261	1476	1638	822	1097
Att/Det Gar Sqft	672	440	384	651		247
Prior Land	$11,500					
Prior Total	$89,400					
Comp Land Estimate	$14,700	$14,500	$15,300	$14,800	$14,200	$10,400
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	8/11/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$131,000
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$138,700
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$126.44
Model Adjustments	$67,600	$54,600	$65,400	$88,700	$11,000	$64,400
Adjusted Sale Price		$151,400	$136,800	$156,900	$135,700	$141,900
Comparable Estimate	$144,500 ($98.3/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-5	104.05-1-12	104.05-3-2	104.05-1-1	103.08-7-15	104.09-2-39
Owner	Marzolino, Rebecca L	Gurowicz, William J	Berkman, Charles V	Hernandez, Gilbert	Galioto, James R	Redman, Elizabeth A
Address	26 Rogers Dr	37 Rogers Dr	397 French Rd	201 Irving Ter	339 French Rd	188 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	75 x 120	84 x 152	60 x 120	50 x 120	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1952 / 0	1958 / 0	1955 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1406	1422	1352	1274	1216	1317
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 400	644 0
SFLA	1406	1422	1352	1274	1216	1317
Att/Det Gar Sqft	624	368	484	338	352	308
Prior Land	$11,300					
Prior Total	$111,800					
Comp Land Estimate	$14,600	$16,200	$19,000	$14,400	$12,400	$13,800
Sale Date		8/29/2019	2/22/2017	8/21/2019	7/20/2018	4/4/2017
Sale Price		$150,000	$110,000	$149,500	$120,000	$136,000
Time Adj Sale Price		$150,000	$112,800	$149,500	$123,600	$139,200
TADJSP/SQFT		$105.49	$83.43	$117.35	$101.64	$105.69
Model Adjustments	$95,500	$91,100	$66,400	$81,900	$72,000	$85,700
Adjusted Sale Price		$154,400	$141,900	$163,100	$147,100	$149,000
Comparable Estimate	$151,100 ($107.47/SFLA)					

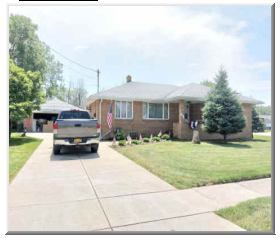
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-7	104.05-1-5	104.05-1-21	104.05-1-23	104.05-2-1	104.05-1-13
Owner	Kostek, Gary J Jr	Wrobel, Christopher R	Maeder, Sean M	Burr, Diane E	Krafchak, Leah	Wiseman, Brandon
Address	27 Rogers Dr	23 Rogers Dr	183 Irving Ter	195 Irving Ter	379 French Rd	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	57 x 123	57 x 122	89 x 80	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1954 / 0	1955 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	1016	1016	1008	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 0	0 0	0 0	0 0
SFLA	1008	1008	1016	1016	1008	980
Att/Det Gar Sqft	396	384	308	396	352	336
Prior Land	$11,300					
Prior Total	$98,600					
Comp Land Estimate	$14,600	$14,600	$14,000	$13,900	$14,300	$13,200
Sale Date		9/6/2019	9/18/2018	8/18/2017	10/30/2018	4/27/2018
Sale Price		$150,000	$132,000	$127,000	$127,900	$134,900
Time Adj Sale Price		$150,000	$135,300	$134,400	$130,800	$140,000
TADJSP/SQFT		$148.81	$133.17	$132.28	$129.76	$142.86
Model Adjustments	$68,300	$71,400	$67,500	$69,100	$67,400	$63,500
Adjusted Sale Price		$146,900	$136,100	$133,600	$131,700	$144,800
Comparable Estimate	$138,600 ($137.5/SFLA)					

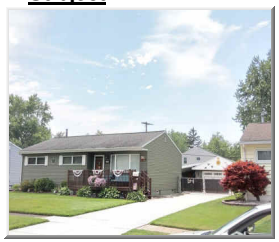
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-6	104.05-1-5	104.05-2-1	104.05-1-21	104.05-1-23	104.05-1-13
Owner	Black Robert E	Wrobel, Christopher R	Krafchak, Leah	Maeder, Sean M	Burr, Diane E	Wiseman, Brandon
Address	28 Rogers Dr	23 Rogers Dr	379 French Rd	183 Irving Ter	195 Irving Ter	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	89 x 80	57 x 123	57 x 122	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1956 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	1008	1016	1016	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 0	0 0	0 0	0 0
SFLA	1008	1008	1008	1016	1016	980
Att/Det Gar Sqft	352	384	352	308	396	336
Prior Land	$11,300					
Prior Total	$98,600					
Comp Land Estimate	$14,600	$14,600	$14,300	$14,000	$13,900	$13,200
Sale Date		9/6/2019	10/30/2018	9/18/2018	8/18/2017	4/27/2018
Sale Price		$150,000	$127,900	$132,000	$127,000	$134,900
Time Adj Sale Price		$150,000	$130,800	$135,300	$134,400	$140,000
TADJSP/SQFT		$148.81	$129.76	$133.17	$132.28	$142.86
Model Adjustments	$67,800	$71,400	$67,400	$67,500	$69,100	$63,500
Adjusted Sale Price		$146,400	$131,200	$135,600	$133,100	$144,300
Comparable Estimate	$138,100 ($137/SFLA)					

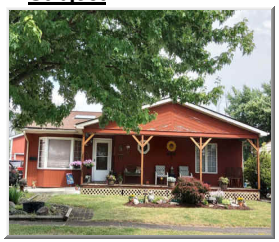
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-8	104.05-1-5	104.05-1-21	104.05-1-23	104.05-2-1	104.05-1-13
Owner	Willadsen, Gladys P	Wrobel, Christopher R	Maeder, Sean M	Burr, Diane E	Krafchak, Leah	Wiseman, Brandon
Address	29 Rogers Dr	23 Rogers Dr	183 Irving Ter	195 Irving Ter	379 French Rd	47 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	57 x 123	57 x 122	89 x 80	54 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	1016	1016	1008	980
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 0	0 0	0 0	0 0
SFLA	1008	1008	1016	1016	1008	980
Att/Det Gar Sqft	308	384	308	396	352	336
Prior Land	$11,300					
Prior Total	$98,600					
Comp Land Estimate	$14,600	$14,600	$14,000	$13,900	$14,300	$13,200
Sale Date		9/6/2019	9/18/2018	8/18/2017	10/30/2018	4/27/2018
Sale Price		$150,000	$132,000	$127,000	$127,900	$134,900
Time Adj Sale Price		$150,000	$135,300	$134,400	$130,800	$140,000
TADJSP/SQFT		$148.81	$133.17	$132.28	$129.76	$142.86
Model Adjustments	$67,300	$71,400	$67,500	$69,100	$67,400	$63,500
Adjusted Sale Price		$145,900	$135,100	$132,600	$130,700	$143,800
Comparable Estimate	$137,600 ($136.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-7	104.05-1-5	104.05-2-1	104.05-1-13	104.05-1-21	104.05-1-23
Owner	Zankl, Patricia E	Wrobel, Christopher R	Krafchak, Leah	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E
Address	30 Rogers Dr	23 Rogers Dr	379 French Rd	47 Rogers Dr	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	89 x 80	54 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1004	1008	1008	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 0	0 0	0 0	0 0
SFLA	1004	1008	1008	980	1016	1016
Att/Det Gar Sqft	600	384	352	336	308	396
Prior Land	$11,300					
Prior Total	$98,600					
Comp Land Estimate	$14,600	$14,600	$14,300	$13,200	$14,000	$13,900
Sale Date		9/6/2019	10/30/2018	4/27/2018	9/18/2018	8/18/2017
Sale Price		$150,000	$127,900	$134,900	$132,000	$127,000
Time Adj Sale Price		$150,000	$130,800	$140,000	$135,300	$134,400
TADJSP/SQFT		$148.81	$129.76	$142.86	$133.17	$132.28
Model Adjustments	$69,500	$71,400	$67,400	$63,500	$67,500	$69,100
Adjusted Sale Price		$148,100	$132,900	$146,000	$137,300	$134,800
Comparable Estimate	$139,800 ($139.24/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-9	104.05-1-5	104.05-1-21	104.05-1-23	104.05-1-13	104.05-2-1
Owner	Kurdziel, Richard A Jr	Wrobel, Christopher R	Maeder, Sean M	Burr, Diane E	Wiseman, Brandon	Krafchak, Leah
Address	31 Rogers Dr	23 Rogers Dr	183 Irving Ter	195 Irving Ter	47 Rogers Dr	379 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	57 x 123	57 x 122	54 x 120	89 x 80
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 0	1955 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	1016	1016	980	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 0	0 0	0 0	0 0
SFLA	1008	1008	1016	1016	980	1008
Att/Det Gar Sqft	860	384	308	396	336	352
Prior Land	$11,300					
Prior Total	$98,600					
Comp Land Estimate	$14,600	$14,600	$14,000	$13,900	$13,200	$14,300
Sale Date		9/6/2019	9/18/2018	8/18/2017	4/27/2018	10/30/2018
Sale Price		$150,000	$132,000	$127,000	$134,900	$127,900
Time Adj Sale Price		$150,000	$135,300	$134,400	$140,000	$130,800
TADJSP/SQFT		$148.81	$133.17	$132.28	$142.86	$129.76
Model Adjustments	$74,400	$71,400	$67,500	$69,100	$63,500	$67,400
Adjusted Sale Price		$153,000	$142,200	$139,700	$150,900	$137,800
Comparable Estimate	$144,700 ($143.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-8	103.08-7-15	104.05-1-1	104.05-3-2	103.08-7-6	104.05-1-12
Owner	Bough, Scottie E	Galioto, James R	Hernandez, Gilbert	Berkman, Charles V	Wainwright, Corey L	Gurowicz, William J
Address	32 Rogers Dr	339 French Rd	201 Irving Ter	397 French Rd	299 French Rd	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	50 x 120	60 x 120	84 x 152	50 x 120	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1955 / 0	1958 / 0	1957 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1221	1216	1274	1352	1216	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 460	0 400	0 0	0 0	0 200	0 0
SFLA	1221	1216	1274	1352	1216	1422
Att/Det Gar Sqft	374	352	338	484	440	368
Prior Land	$11,300					
Prior Total	$94,900					
Comp Land Estimate	$14,600	$12,400	$14,400	$19,000	$12,400	$16,200
Sale Date		7/20/2018	8/21/2019	2/22/2017	9/18/2019	8/29/2019
Sale Price		$120,000	$149,500	$110,000	$157,000	$150,000
Time Adj Sale Price		$123,600	$149,500	$112,800	$157,000	$150,000
TADJSP/SQFT		$101.64	$117.35	$83.43	$129.11	$105.49
Model Adjustments	$80,300	$72,000	$81,900	$66,400	$91,800	$91,100
Adjusted Sale Price		$131,900	$147,900	$126,700	$145,500	$139,200
Comparable Estimate	$138,200 ($113.19/SFLA)					

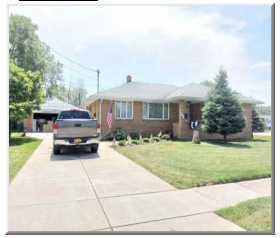
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-10	104.05-1-5	104.05-1-13	104.05-1-21	104.05-1-23	104.05-2-1
Owner	Wisniewski, Kevin	Wrobel, Christopher R	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E	Krafchak, Leah
Address	33 Rogers Dr	23 Rogers Dr	47 Rogers Dr	183 Irving Ter	195 Irving Ter	379 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	62 x 120	54 x 120	57 x 123	57 x 122	89 x 80
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1955 / 0	1956 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1008	980	1016	1016	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 506	0 0	0 0	0 0	0 0
SFLA	1008	1008	980	1016	1016	1008
Att/Det Gar Sqft	520	384	336	308	396	352
Prior Land	$11,300					
Prior Total	$100,400					
Comp Land Estimate	$14,600	$14,600	$13,200	$14,000	$13,900	$14,300
Sale Date		9/6/2019	4/27/2018	9/18/2018	8/18/2017	10/30/2018
Sale Price		$150,000	$134,900	$132,000	$127,000	$127,900
Time Adj Sale Price		$150,000	$140,000	$135,300	$134,400	$130,800
TADJSP/SQFT		$148.81	$142.86	$133.17	$132.28	$129.76
Model Adjustments	$69,700	$71,400	$63,500	$67,500	$69,100	$67,400
Adjusted Sale Price		$148,300	$146,200	$137,500	$135,000	$133,100
Comparable Estimate	$140,000 ($138.89/SFLA)					

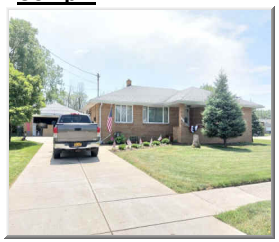
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-9	104.05-1-13	104.05-1-5	104.05-1-21	104.05-2-1	104.05-1-23
Owner	Lewis, Sandra	Wiseman, Brandon	Wrobel, Christopher R	Maeder, Sean M	Krafchak, Leah	Burr, Diane E
Address	34 Rogers Dr	47 Rogers Dr	23 Rogers Dr	183 Irving Ter	379 French Rd	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	54 x 120	62 x 120	57 x 123	89 x 80	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1955 / 0	1956 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	980	1008	1016	1008	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 506	0 0	0 0	0 0
SFLA	1008	980	1008	1016	1008	1016
Att/Det Gar Sqft	572	336	384	308	352	396
Prior Land	$11,300					
Prior Total	$98,000					
Comp Land Estimate	$14,600	$13,200	$14,600	$14,000	$14,300	$13,900
Sale Date		4/27/2018	9/6/2019	9/18/2018	10/30/2018	8/18/2017
Sale Price		$134,900	$150,000	$132,000	$127,900	$127,000
Time Adj Sale Price		$140,000	$150,000	$135,300	$130,800	$134,400
TADJSP/SQFT		$142.86	$148.81	$133.17	$129.76	$132.28
Model Adjustments	$72,900	$63,500	$71,400	$67,500	$67,400	$69,100
Adjusted Sale Price		$149,400	$151,500	$140,700	$136,300	$138,200
Comparable Estimate	$143,200 ($142.06/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-11	104.05-1-13	104.05-1-5	104.05-1-21	104.05-1-23	104.05-5-1
Owner	Lorka, Leonard J	Wiseman, Brandon	Wrobel, Christopher R	Maeder, Sean M	Burr, Diane E	Adams, Charles E III
Address	35 Rogers Dr	47 Rogers Dr	23 Rogers Dr	183 Irving Ter	195 Irving Ter	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	62 x 120	54 x 120	62 x 120	57 x 123	57 x 122	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1955 / 0	1956 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	980	1008	1016	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 506	0 0	0 0	0 0
SFLA	1008	980	1008	1016	1016	1016
Att/Det Gar Sqft	280	336	384	308	396	280
Prior Land	$11,300					
Prior Total	$98,600					
Comp Land Estimate	$14,600	$13,200	$14,600	$14,000	$13,900	$18,300
Sale Date		4/27/2018	9/6/2019	9/18/2018	8/18/2017	9/25/2017
Sale Price		$134,900	$150,000	$132,000	$127,000	$122,500
Time Adj Sale Price		$140,000	$150,000	$135,300	$134,400	$129,300
TADJSP/SQFT		$142.86	$148.81	$133.17	$132.28	$127.26
Model Adjustments	$66,000	$63,500	$71,400	$67,500	$69,100	$62,300
Adjusted Sale Price		$142,500	$144,600	$133,800	$131,300	$133,000
Comparable Estimate	$137,000 ($135.91/SFLA)					

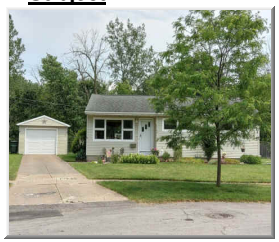
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-17	104.61-5-19	104.61-4-7	103.76-3-22.1	104.61-4-10	104.69-6-3.1
Owner	Rydzynski, Norman S	Bochynski, Kristine	Wallace, James M	Gosselin, Renee E	Haigh, Corey A	Robison, Jennifer
Address	46 Bostwick Pl	315 River St	364 Ellington St	13 A St	350 Ellington St	4659 Broadway St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 107	55 x 125	60 x 115	92 x 125	38 x 115	60 x 129
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1940 / 0	1922 / 0	1917 / 0	1948 / 0	1928 / 2017	1937 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	D Economy 100	C Average 100	D Economy 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.3	1.3	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	520	680	988	934	616	912
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	670	822	1261	934	1097	1476
Att/Det Gar Sqft	462		440	264	247	384
Prior Land	$11,500					
Prior Total	$63,300					
Comp Land Estimate	$14,700	$14,200	$14,500	$19,200	$10,400	$15,300
Sale Date		6/26/2017	9/21/2018	3/13/2017	8/11/2017	1/16/2018
Sale Price		$77,380	$135,000	$108,500	$131,000	$128,750
Time Adj Sale Price		$79,100	$138,400	$111,100	$138,700	$134,600
TADJSP/SQFT		$96.23	$109.75	$118.95	$126.44	$91.19
Model Adjustments	$37,500	$11,000	$54,600	$26,100	$64,400	$65,400
Adjusted Sale Price		$105,600	$121,300	$122,500	$111,800	$106,700
Comparable Estimate	$113,600 ($169.55/SFLA)					

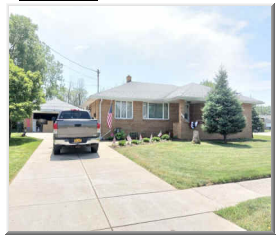
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-10	104.05-1-1	104.05-1-12	104.05-3-2	103.08-7-15	104.09-2-39
Owner	Badura, Lisa A	Hernandez, Gilbert	Gurowicz, William J	Berkman, Charles V	Galioto, James R	Redman, Elizabeth A
Address	36 Rogers Dr	201 Irving Ter	37 Rogers Dr	397 French Rd	339 French Rd	188 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 111	60 x 120	75 x 120	84 x 152	50 x 120	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1952 / 0	1958 / 0	1956 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1272	1274	1422	1352	1216	1317
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 250	0 0	0 0	0 0	0 400	644 0
SFLA	1272	1274	1422	1352	1216	1317
Att/Det Gar Sqft	308	338	368	484	352	308
Prior Land	$9,700					
Prior Total	$100,000					
Comp Land Estimate	$12,500	$14,400	$16,200	$19,000	$12,400	$13,800
Sale Date		8/21/2019	8/29/2019	2/22/2017	7/20/2018	4/4/2017
Sale Price		$149,500	$150,000	$110,000	$120,000	$136,000
Time Adj Sale Price		$149,500	$150,000	$112,800	$123,600	$139,200
TADJSP/SQFT		$117.35	$105.49	$83.43	$101.64	$105.69
Model Adjustments	$80,600	$81,900	$91,100	$66,400	$72,000	$85,700
Adjusted Sale Price		$148,200	$139,500	$127,000	$132,200	$134,100
Comparable Estimate	$136,200 ($107.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-12	104.05-1-12	104.05-3-2	104.05-1-1	104.09-2-39	103.08-7-15
Owner	Gurowicz, William J	Gurowicz, William J	Berkman, Charles V	Hernandez, Gilbert	Redman, Elizabeth A	Galioto, James R
Address	37 Rogers Dr	37 Rogers Dr	397 French Rd	201 Irving Ter	188 Harvard Ave	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	75 x 120	75 x 120	84 x 152	60 x 120	50 x 150	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1952 / 0	1952 / 0	1958 / 0	1955 / 0	1950 / 0	1956 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	3 Hot wtr/stm Yes	3 Hot wtr/stm Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	4
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 1
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1422	1422	1352	1274	1317	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	644 0	0 400
SFLA	1422	1422	1352	1274	1317	1216
Att/Det Gar Sqft	368	368	484	338	308	352
Prior Land	$12,600					
Prior Total	$107,000					
Comp Land Estimate	$16,200	$16,200	$19,000	$14,400	$13,800	$12,400
Sale Date		8/29/2019	2/22/2017	8/21/2019	4/4/2017	7/20/2018
Sale Price		$150,000	$110,000	$149,500	$136,000	$120,000
Time Adj Sale Price		$150,000	$112,800	$149,500	$139,200	$123,600
TADJSP/SQFT		$105.49	$83.43	$117.35	$105.69	$101.64
Model Adjustments	$91,100	$91,100	$66,400	$81,900	$85,700	$72,000
Adjusted Sale Price		$150,000	$137,500	$158,700	$144,600	$142,700
Comparable Estimate	$146,700 ($103.16/SFLA)					

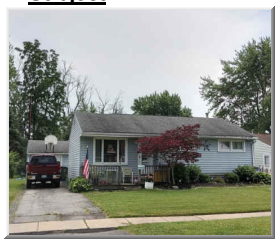
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-11	104.05-1-13	104.05-5-1	104.05-1-5	104.05-1-21	104.05-1-23
Owner	Kolb, Edward L	Wiseman, Brandon	Adams, Charles E III	Wrobel, Christopher R	Maeder, Sean M	Burr, Diane E
Address	38 Rogers Dr	47 Rogers Dr	135 Irving Ter	23 Rogers Dr	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 102	54 x 120	74 x 159	62 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1004	980	1016	1008	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 506	0 0	0 0
SFLA	1004	980	1016	1008	1016	1016
Att/Det Gar Sqft	280	336	280	384	308	396
Prior Land	$10,800					
Prior Total	$97,400					
Comp Land Estimate	$13,900	$13,200	$18,300	$14,600	$14,000	$13,900
Sale Date		4/27/2018	9/25/2017	9/6/2019	9/18/2018	8/18/2017
Sale Price		$134,900	$122,500	$150,000	$132,000	$127,000
Time Adj Sale Price		$140,000	$129,300	$150,000	$135,300	$134,400
TADJSP/SQFT		$142.86	$127.26	$148.81	$133.17	$132.28
Model Adjustments	$65,500	$63,500	$62,300	$71,400	$67,500	$69,100
Adjusted Sale Price		$142,000	$132,500	$144,100	$133,300	$130,800
Comparable Estimate	$136,500 ($135.96/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-12	104.05-1-13	104.05-5-1	104.05-1-21	104.05-1-5	104.05-2-1
Owner	Falkowski, Christine B	Wiseman, Brandon	Adams, Charles E III	Maeder, Sean M	Wrobel, Christopher R	Krafchak, Leah
Address	40 Rogers Dr	47 Rogers Dr	135 Irving Ter	183 Irving Ter	23 Rogers Dr	379 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 145	54 x 120	74 x 159	57 x 123	62 x 120	89 x 80
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1004	980	1016	1016	1008	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 0	0 0	0 0	0 506	0 0
SFLA	1004	980	1016	1016	1008	1008
Att/Det Gar Sqft	200	336	280	308	384	352
Prior Land	$13,900					
Prior Total	$99,600					
Comp Land Estimate	$17,900	$13,200	$18,300	$14,000	$14,600	$14,300
Sale Date		4/27/2018	9/25/2017	9/18/2018	9/6/2019	10/30/2018
Sale Price		$134,900	$122,500	$132,000	$150,000	$127,900
Time Adj Sale Price		$140,000	$129,300	$135,300	$150,000	$130,800
TADJSP/SQFT		$142.86	$127.26	$133.17	$148.81	$129.76
Model Adjustments	$68,600	$63,500	$62,300	$67,500	$71,400	$67,400
Adjusted Sale Price		$145,100	$135,600	$136,400	$147,200	$132,000
Comparable Estimate	$139,300 ($138.75/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-13	104.05-1-1	103.08-7-15	104.05-3-2	104.05-1-12	104.09-2-39
Owner	Pyc, Allan J	Hernandez, Gilbert	Galioto, James R	Berkman, Charles V	Gurowicz, William J	Redman, Elizabeth A
Address	42 Rogers Dr	201 Irving Ter	339 French Rd	397 French Rd	37 Rogers Dr	188 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 155	60 x 120	50 x 120	84 x 152	75 x 120	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1956 / 0	1958 / 0	1952 / 0	1950 / 0
Condition	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0
1st Sty Area	1256	1274	1216	1352	1422	1317
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 400	0 0	0 0	644 0
SFLA	1256	1274	1216	1352	1422	1317
Att/Det Gar Sqft	528	338	352	484	368	308
Prior Land	$14,200					
Prior Total	$106,500					
Comp Land Estimate	$18,400	$14,400	$12,400	$19,000	$16,200	$13,800
Sale Date		8/21/2019	7/20/2018	2/22/2017	8/29/2019	4/4/2017
Sale Price		$149,500	$120,000	$110,000	$150,000	$136,000
Time Adj Sale Price		$149,500	$123,600	$112,800	$150,000	$139,200
TADJSP/SQFT		$117.35	$101.64	$83.43	$105.49	$105.69
Model Adjustments	$84,800	$81,900	$72,000	$66,400	$91,100	$85,700
Adjusted Sale Price		$152,400	$136,400	$131,200	$143,700	$138,300
Comparable Estimate	$140,400 ($111.78/SFLA)					

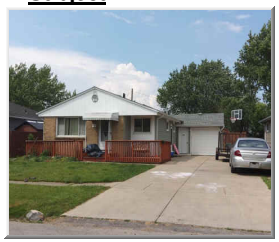
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-14	104.05-5-1	104.05-1-13	104.05-1-21	104.09-2-44	104.05-1-23
Owner	Grosenbaugh, Eric	Adams, Charles E III	Wiseman, Brandon	Maeder, Sean M	Powell, Randy	Burr, Diane E
Address	44 Rogers Dr	135 Irving Ter	47 Rogers Dr	183 Irving Ter	160 Harvard Ave	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	65 x 121	74 x 159	54 x 120	57 x 123	51 x 150	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1955 / 0	1956 / 0	1958 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	2	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1056	1016	980	1016	1054	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1056	1016	980	1016	1054	1016
Att/Det Gar Sqft	312	280	336	308	440	396
Prior Land	$11,600					
Prior Total	$100,300					
Comp Land Estimate	$15,100	$18,300	$13,200	$14,000	$14,000	$13,900
Sale Date		9/25/2017	4/27/2018	9/18/2018	8/9/2018	8/18/2017
Sale Price		$122,500	$134,900	$132,000	$147,000	$127,000
Time Adj Sale Price		$129,300	$140,000	$135,300	$151,100	$134,400
TADJSP/SQFT		$127.26	$142.86	$133.17	$143.36	$132.28
Model Adjustments	$70,500	$62,300	$63,500	$67,500	$74,300	$69,100
Adjusted Sale Price		$137,500	$147,000	$138,300	$147,300	$135,800
Comparable Estimate	$141,200 ($133.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-13	104.05-1-13	104.05-5-1	104.05-1-21	104.05-1-5	103.08-8-4
Owner	Wiseman, Brandon	Wiseman, Brandon	Adams, Charles E III	Maeder, Sean M	Wrobel, Christopher R	Bryant, Christopher J
Address	47 Rogers Dr	47 Rogers Dr	135 Irving Ter	183 Irving Ter	23 Rogers Dr	135 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	54 x 120	54 x 120	74 x 159	57 x 123	62 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1956 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	980	980	1016	1016	1008	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 506	0 510
SFLA	980	980	1016	1016	1008	952
Att/Det Gar Sqft	336	336	280	308	384	396
Prior Land	$10,200					
Prior Total	$88,100					
Comp Land Estimate	$13,200	$13,200	$18,300	$14,000	$14,600	$12,400
Sale Date		4/27/2018	9/25/2017	9/18/2018	9/6/2019	3/20/2018
Sale Price		$134,900	$122,500	$132,000	$150,000	$135,000
Time Adj Sale Price		$140,000	$129,300	$135,300	$150,000	$140,500
TADJSP/SQFT		$142.86	$127.26	$133.17	$148.81	$147.58
Model Adjustments	$65,900	$63,500	$62,300	$67,500	$71,400	$64,500
Adjusted Sale Price		$142,400	$132,900	$133,700	$144,500	$141,900
Comparable Estimate	$139,100 ($141.94/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-15	104.05-5-1	104.05-1-13	104.05-1-21	104.05-1-5	104.05-1-23
Owner	Kraft Richard P & Susar	Adams, Charles E III	Wiseman, Brandon	Maeder, Sean M	Wrobel, Christopher R	Burr, Diane E
Address	48 Rogers Dr	135 Irving Ter	47 Rogers Dr	183 Irving Ter	23 Rogers Dr	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 121	74 x 159	54 x 120	57 x 123	62 x 120	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1004	1016	980	1016	1008	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 506	0 0
SFLA	1004	1016	980	1016	1008	1016
Att/Det Gar Sqft	308	280	336	308	384	396
Prior Land	$11,500					
Prior Total	$98,200					
Comp Land Estimate	$14,800	$18,300	$13,200	$14,000	$14,600	$13,900
Sale Date		9/25/2017	4/27/2018	9/18/2018	9/6/2019	8/18/2017
Sale Price		$122,500	$134,900	$132,000	$150,000	$127,000
Time Adj Sale Price		$129,300	$140,000	$135,300	$150,000	$134,400
TADJSP/SQFT		$127.26	$142.86	$133.17	$148.81	$132.28
Model Adjustments	$66,300	$62,300	$63,500	$67,500	$71,400	$69,100
Adjusted Sale Price		$133,300	$142,800	$134,100	$144,900	$131,600
Comparable Estimate	$137,300 ($136.75/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2020
Option : DPW_DS_ENPM_OPTIONS

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-1-14	104.05-1-13	104.05-5-1	103.08-8-4	104.05-1-21	104.05-1-5
Owner	Witulski Lynn	Wiseman, Brandon	Adams, Charles E III	Bryant, Christopher J	Maeder, Sean M	Wrobel, Christopher R
Address	51 Rogers Dr	47 Rogers Dr	135 Irving Ter	135 Morris Cir	183 Irving Ter	23 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	54 x 120	54 x 120	74 x 159	50 x 120	57 x 123	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1957 / 0	1957 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	980	980	1016	952	1016	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 510	0 0	0 506
SFLA	980	980	1016	952	1016	1008
Att/Det Gar Sqft	240	336	280	396	308	384
Prior Land	$10,200					
Prior Total	$100,000					
Comp Land Estimate	$13,200	$13,200	$18,300	$12,400	$14,000	$14,600
Sale Date		4/27/2018	9/25/2017	3/20/2018	9/18/2018	9/6/2019
Sale Price		$134,900	$122,500	$135,000	$132,000	$150,000
Time Adj Sale Price		$140,000	$129,300	$140,500	$135,300	$150,000
TADJSP/SQFT		$142.86	$127.26	$147.58	$133.17	$148.81
Model Adjustments	$68,300	$63,500	$62,300	$64,500	$67,500	$71,400
Adjusted Sale Price		$144,800	$135,300	$144,300	$136,100	$146,900
Comparable Estimate	$141,500 ($144.39/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-2-16	104.05-5-1	104.05-1-13	104.05-1-21	104.05-1-23	104.05-1-5
Owner	Gagliardi Christopher L	Adams, Charles E III	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E	Wrobel, Christopher R
Address	52 Rogers Dr	135 Irving Ter	47 Rogers Dr	183 Irving Ter	195 Irving Ter	23 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 121	74 x 159	54 x 120	57 x 123	57 x 122	62 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1014	1016	980	1016	1016	1008
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 506
SFLA	1014	1016	980	1016	1016	1008
Att/Det Gar Sqft	336	280	336	308	396	384
Prior Land	$11,500					
Prior Total	$101,000					
Comp Land Estimate	$14,800	$18,300	$13,200	$14,000	$13,900	$14,600
Sale Date		9/25/2017	4/27/2018	9/18/2018	8/18/2017	9/6/2019
Sale Price		$122,500	$134,900	$132,000	$127,000	$150,000
Time Adj Sale Price		$129,300	$140,000	$135,300	$134,400	$150,000
TADJSP/SQFT		$127.26	$142.86	$133.17	$132.28	$148.81
Model Adjustments	$69,500	$62,300	$63,500	$67,500	$69,100	$71,400
Adjusted Sale Price		$136,500	$146,000	$137,300	$134,800	$148,100
Comparable Estimate	$140,500 ($138.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-18	104.61-4-7	104.69-6-3.1	104.61-5-19	104.61-4-10	103.76-3-22.1
Owner	Mazella, Christopher P	Wallace, James M	Robison, Jennifer	Bochynski, Kristine	Haigh, Corey A	Gosselin, Renee E
Address	50 Bostwick Pl	364 Ellington St	4659 Broadway St	315 River St	350 Ellington St	13 A St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	70 x 107	60 x 115	60 x 129	55 x 125	38 x 115	92 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1917 / 0	1917 / 0	1937 / 0	1922 / 0	1928 / 2017	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	D Economy 100	C Average 110	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.3	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	4 Full 0	3 Partial 0
1st Sty Area	1131	988	912	680	616	934
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1308	1261	1476	822	1097	934
Att/Det Gar Sqft	391	440	384		247	264
Prior Land	$11,500					
Prior Total	$80,500					
Comp Land Estimate	$14,700	$14,500	$15,300	$14,200	$10,400	$19,200
Sale Date		9/21/2018	1/16/2018	6/26/2017	8/11/2017	3/13/2017
Sale Price		$135,000	$128,750	$77,380	$131,000	$108,500
Time Adj Sale Price		$138,400	$134,600	$79,100	$138,700	$111,100
TADJSP/SQFT		$109.75	$91.19	$96.23	$126.44	$118.95
Model Adjustments	$57,400	$54,600	$65,400	$11,000	$64,400	$26,100
Adjusted Sale Price		$141,200	$126,600	$125,500	$131,700	$142,400
Comparable Estimate	$133,500 ($102.06/SFLA)					

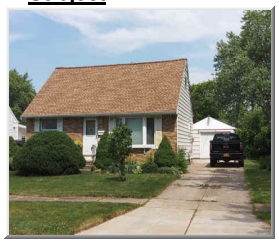
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-13	103.08-7-29	103.12-8-26	104.09-2-16	104.09-2-17	103.12-8-25
Owner	Place, Matthew W	Zilka, Rachel L	Adolf, Andrew	Haynes, Renaldo M	McFall, John T	Hyman, Adrianna
Address	4 Stewart Dr	90 Morris Cir	47 Nardin Dr	3099 George Urban Blv	3105 George Urban Blv	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 138	58 x 120	52 x 125	60 x 128	60 x 128	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1957 / 0	1955 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	978	1052	806	872	975	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 276	0 360	0 372	0 0	0 730	0 403
SFLA	1362	1424	1411	1308	1219	1209
Att/Det Gar Sqft	400	308	308	440	280	440
Prior Land	$10,000					
Prior Total	$100,000					
Comp Land Estimate	$13,300	$14,000	$13,100	$14,900	$14,900	$13,100
Sale Date		11/13/2018	3/7/2019	8/18/2017	4/7/2017	7/21/2017
Sale Price		$154,500	$156,333	$129,000	$120,000	$114,000
Time Adj Sale Price		$157,600	$157,900	$136,500	$122,800	$121,000
TADJSP/SQFT		$110.67	$111.91	$104.36	$100.74	$100.08
Model Adjustments	$75,900	$77,600	$89,400	$72,400	$71,500	$58,900
Adjusted Sale Price		$155,900	$144,400	$140,000	$127,200	$138,000
Comparable Estimate	$141,100 ($103.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-16	104.09-2-16	103.08-7-29	103.12-8-26	104.09-2-17	104.09-3-10
Owner	Wisniewski James	Haynes, Renaldo M	Zilka, Rachel L	Adolf, Andrew	McFall, John T	Cochrane, Erin E
Address	5 Stewart Dr	3099 George Urban Blv	90 Morris Cir	47 Nardin Dr	3105 George Urban Blv	8 Bostwick Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 130	60 x 128	58 x 120	52 x 125	60 x 128	57 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1958 / 0	1957 / 0	1956 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	4	4	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	872	1052	806	975	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 360	0 372	0 730	0 0
SFLA	1344	1308	1424	1411	1219	1280
Att/Det Gar Sqft	528	440	308	308	280	308
Prior Land	$10,200					
Prior Total	$100,000					
Comp Land Estimate	$13,300	$14,900	$14,000	$13,100	$14,900	$13,500
Sale Date		8/18/2017	11/13/2018	3/7/2019	4/7/2017	10/9/2019
Sale Price		$129,000	$154,500	$156,333	$120,000	$100,000
Time Adj Sale Price		$136,500	$157,600	$157,900	$122,800	$100,000
TADJSP/SQFT		$104.36	$110.67	$111.91	$100.74	$78.13
Model Adjustments	$73,300	$72,400	$77,600	$89,400	$71,500	$45,300
Adjusted Sale Price		$137,400	$153,300	$141,800	$124,600	$128,000
Comparable Estimate	$137,000 ($101.93/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-12	103.12-8-9	104.09-9-8	103.12-8-25	104.09-2-17	103.12-9-21
Owner	Lutz, Thomas F	Barton, Jeffrey	Bucholtz, Jessica L	Hyman, Adrianna	McFall, John T	Bennett, Stephen
Address	10 Stewart Dr	34 5th St	14 4th St	43 Nardin Dr	3105 George Urban Blv	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 140	52 x 125	47 x 125	52 x 125	60 x 128	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	04 Composition
Year Built/Eff Yr Built	1960 / 0	1955 / 0	1958 / 0	1957 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	752	784	806	975	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 364	0 403	0 730	0 200
SFLA	960	1112	1176	1209	1219	1209
Att/Det Gar Sqft	280	400	352	440	280	280
Prior Land	$10,200					
Prior Total	$84,000					
Comp Land Estimate	$13,400	$13,100	$12,000	$13,100	$14,900	$13,300
Sale Date		10/12/2018	8/27/2018	7/21/2017	4/7/2017	11/20/2019
Sale Price		$107,500	$146,500	$114,000	$120,000	$129,000
Time Adj Sale Price		$109,900	$150,600	$121,000	$122,800	$129,000
TADJSP/SQFT		$98.83	$128.06	$100.08	$100.74	$106.70
Model Adjustments	$54,200	$54,200	$80,100	$58,900	$71,500	$63,500
Adjusted Sale Price		$109,900	$124,700	$116,300	$105,500	$119,700
Comparable Estimate	$115,200 ($120/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-17	103.08-7-29	103.12-8-26	104.09-2-16	104.09-2-17	104.09-3-10
Owner	Budzinski James J & W	Zilka, Rachel L	Adolf, Andrew	Haynes, Renaldo M	McFall, John T	Cochrane, Erin E
Address	11 Stewart Dr	90 Morris Cir	47 Nardin Dr	3099 George Urban Blv	3105 George Urban Blv	8 Bostwick Pl
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 138	58 x 120	52 x 125	60 x 128	60 x 128	57 x 114
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1957 / 0	1955 / 0	1956 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	1052	806	872	975	864
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 372	0 0	0 730	0 0
SFLA	1536	1424	1411	1308	1219	1280
Att/Det Gar Sqft	396	308	308	440	280	308
Prior Land	$10,000					
Prior Total	$105,000					
Comp Land Estimate	$13,300	$14,000	$13,100	$14,900	$14,900	$13,500
Sale Date		11/13/2018	3/7/2019	8/18/2017	4/7/2017	10/9/2019
Sale Price		$154,500	$156,333	$129,000	$120,000	$100,000
Time Adj Sale Price		$157,600	$157,900	$136,500	$122,800	$100,000
TADJSP/SQFT		$110.67	$111.91	$104.36	$100.74	$78.13
Model Adjustments	$81,300	$77,600	$89,400	$72,400	$71,500	$45,300
Adjusted Sale Price		$161,300	$149,800	$145,400	$132,600	$136,000
Comparable Estimate	$145,000 ($94.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-11	103.08-7-29	103.12-8-26	104.09-2-16	104.09-2-17	103.12-8-25
Owner	Wieand Melissa A	Zilka, Rachel L	Adolf, Andrew	Haynes, Renaldo M	McFall, John T	Hyman, Adrianna
Address	16 Stewart Dr	90 Morris Cir	47 Nardin Dr	3099 George Urban Blv	3105 George Urban Blv	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 140	58 x 120	52 x 125	60 x 128	60 x 128	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1957 / 0	1955 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	4	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	2 / 0	1 / 1	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	992	1052	806	872	975	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 372	0 0	0 730	0 403
SFLA	1376	1424	1411	1308	1219	1209
Att/Det Gar Sqft	576	308	308	440	280	440
Prior Land	$10,200					
Prior Total	$100,000					
Comp Land Estimate	$13,400	$14,000	$13,100	$14,900	$14,900	$13,100
Sale Date		11/13/2018	3/7/2019	8/18/2017	4/7/2017	7/21/2017
Sale Price		$154,500	$156,333	$129,000	$120,000	$114,000
Time Adj Sale Price		$157,600	$157,900	$136,500	$122,800	$121,000
TADJSP/SQFT		$110.67	$111.91	$104.36	$100.74	$100.08
Model Adjustments	$76,500	$77,600	$89,400	$72,400	$71,500	$58,900
Adjusted Sale Price		$156,500	$145,000	$140,600	$127,800	$138,600
Comparable Estimate	$141,700 ($102.98/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-18	103.12-8-9	104.09-9-8	104.09-2-17	103.12-8-25	103.12-9-21
Owner	Rice, Howard M	Barton, Jeffrey	Bucholtz, Jessica L	McFall, John T	Hyman, Adrianna	Bennett, Stephen
Address	17 Stewart Dr	34 5th St	14 4th St	3105 George Urban Blv	43 Nardin Dr	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 145	52 x 125	47 x 125	60 x 128	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1957 / 0	1955 / 0	1958 / 0	1956 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	752	784	975	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 364	0 730	0 403	0 200
SFLA	1056	1112	1176	1219	1209	1209
Att/Det Gar Sqft	308	400	352	280	440	280
Prior Land	$10,800					
Prior Total	$90,000					
Comp Land Estimate	$14,000	$13,100	$12,000	$14,900	$13,100	$13,300
Sale Date		10/12/2018	8/27/2018	4/7/2017	7/21/2017	11/20/2019
Sale Price		$107,500	$146,500	$120,000	$114,000	$129,000
Time Adj Sale Price		$109,900	$150,600	$122,800	$121,000	$129,000
TADJSP/SQFT		$98.83	$128.06	$100.74	$100.08	$106.70
Model Adjustments	$59,000	$54,200	$80,100	$71,500	$58,900	$63,500
Adjusted Sale Price		$114,700	$129,500	$110,300	$121,100	$124,500
Comparable Estimate	$120,000 ($113.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-10	103.08-7-29	104.09-2-16	103.12-8-26	104.09-2-17	103.12-8-25
Owner	Michalak, Gregory A	Zilka, Rachel L	Haynes, Renaldo M	Adolf, Andrew	McFall, John T	Hyman, Adrianna
Address	22 Stewart Dr	90 Morris Cir	3099 George Urban Blv	47 Nardin Dr	3105 George Urban Blv	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 140	58 x 120	60 x 128	52 x 125	60 x 128	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1955 / 0	1957 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	4	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	1052	872	806	975	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 242	0 360	0 0	0 372	0 730	0 403
SFLA	1344	1424	1308	1411	1219	1209
Att/Det Gar Sqft	352	308	440	308	280	440
Prior Land	$10,200					
Prior Total	$104,000					
Comp Land Estimate	$13,400	$14,000	$14,900	$13,100	$14,900	$13,100
Sale Date		11/13/2018	8/18/2017	3/7/2019	4/7/2017	7/21/2017
Sale Price		$154,500	$129,000	$156,333	$120,000	$114,000
Time Adj Sale Price		$157,600	$136,500	$157,900	$122,800	$121,000
TADJSP/SQFT		$110.67	$104.36	$111.91	$100.74	$100.08
Model Adjustments	$73,400	$77,600	$72,400	$89,400	$71,500	$58,900
Adjusted Sale Price		$153,400	$137,500	$141,900	$124,700	$135,500
Comparable Estimate	$138,600 ($103.13/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-19	104.09-9-8	104.09-2-17	103.12-8-9	103.12-8-25	103.12-9-21
Owner	Pawlowski, Donna M	Bucholtz, Jessica L	McFall, John T	Barton, Jeffrey	Hyman, Adrianna	Bennett, Stephen
Address	23 Stewart Dr	14 4th St	3105 George Urban Blv	34 5th St	43 Nardin Dr	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 145	47 x 125	60 x 128	52 x 125	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1956 / 0	1955 / 0	1957 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1152	784	975	752	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 364	0 730	0 480	0 403	0 200
SFLA	1152	1176	1219	1112	1209	1209
Att/Det Gar Sqft	352	352	280	400	440	280
Prior Land	$10,800					
Prior Total	$104,300					
Comp Land Estimate	$14,000	$12,000	$14,900	$13,100	$13,100	$13,300
Sale Date		8/27/2018	4/7/2017	10/12/2018	7/21/2017	11/20/2019
Sale Price		$146,500	$120,000	$107,500	$114,000	$129,000
Time Adj Sale Price		$150,600	$122,800	$109,900	$121,000	$129,000
TADJSP/SQFT		$128.06	$100.74	$98.83	$100.08	$106.70
Model Adjustments	$63,600	$80,100	$71,500	$54,200	$58,900	$63,500
Adjusted Sale Price		$134,100	$114,900	$119,300	$125,700	$129,100
Comparable Estimate	$124,600 ($108.16/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-9	103.08-7-29	104.09-2-16	103.12-8-26	104.09-2-17	103.12-8-25
Owner	Tyrna, Jill	Zilka, Rachel L	Haynes, Renaldo M	Adolf, Andrew	McFall, John T	Hyman, Adrianna
Address	28 Stewart Dr	90 Morris Cir	3099 George Urban Blv	47 Nardin Dr	3105 George Urban Blv	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 140	58 x 120	60 x 128	52 x 125	60 x 128	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1955 / 0	1957 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	1052	872	806	975	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 332	0 360	0 0	0 372	0 730	0 403
SFLA	1344	1424	1308	1411	1219	1209
Att/Det Gar Sqft	308	308	440	308	280	440
Prior Land	$10,200					
Prior Total	$124,900					
Comp Land Estimate	$13,400	$14,000	$14,900	$13,100	$14,900	$13,100
Sale Date		11/13/2018	8/18/2017	3/7/2019	4/7/2017	7/21/2017
Sale Price		$154,500	$129,000	$156,333	$120,000	$114,000
Time Adj Sale Price		$157,600	$136,500	$157,900	$122,800	$121,000
TADJSP/SQFT		$110.67	$104.36	$111.91	$100.74	$100.08
Model Adjustments	$74,300	$77,600	$72,400	$89,400	$71,500	$58,900
Adjusted Sale Price		$154,300	$138,400	$142,800	$125,600	$136,400
Comparable Estimate	$139,500 ($103.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-20	103.08-8-4	104.05-1-13	103.08-7-35	104.05-5-1	104.05-1-21
Owner	Reformat Paul J & Tamr	Bryant, Christopher J	Wiseman, Brandon	Brownson, Ian J	Adams, Charles E III	Maeder, Sean M
Address	29 Stewart Dr	135 Morris Cir	47 Rogers Dr	54 Morris Cir	135 Irving Ter	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 145	50 x 120	54 x 120	53 x 249	74 x 159	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1955 / 0	1960 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	980	952	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 510	0 0	0 336	0 0	0 0
SFLA	952	952	980	952	1016	1016
Att/Det Gar Sqft	576	396	336		280	308
Prior Land	$10,800					
Prior Total	$95,000					
Comp Land Estimate	$14,000	$12,400	$13,200	$16,200	$18,300	$14,000
Sale Date		3/20/2018	4/27/2018	2/14/2017	9/25/2017	9/18/2018
Sale Price		$135,000	$134,900	$112,000	$122,500	$132,000
Time Adj Sale Price		$140,500	$140,000	$114,800	$129,300	$135,300
TADJSP/SQFT		$147.58	$142.86	$120.59	$127.26	$133.17
Model Adjustments	$67,600	$64,500	$63,500	$53,900	$62,300	$67,500
Adjusted Sale Price		$143,600	$144,100	$128,500	$134,600	$135,400
Comparable Estimate	$137,200 ($144.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-13	103.08-9-17	103.12-8-26	103.12-9-15	103.12-10-24	103.12-10-26
Owner	Allan, Jennifer D	Betker, Kenneth M	Adolf, Andrew	Herrmann, Christopher	Cruse, Joseph W	Powers, Caitlin
Address	51 Canisius Ct	72 Irving Ter	47 Nardin Dr	59 Canisius Ct	107 University Ave	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	81 x 108	60 x 132	52 x 125	68 x 103	57 x 108	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1960 / 0	1957 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	2 Fair	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.7	1.5	1.5	1.5
Bedrooms	5	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1133	1544	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 375	0 0	0 372	0 200	0 0	0 0
SFLA	1930	1996	1411	1209	1209	1209
Att/Det Gar Sqft	506	224	308	528	400	440
Prior Land	$12,400					
Prior Total	$125,000					
Comp Land Estimate	$16,000	$15,100	$13,100	$14,200	$13,100	$13,800
Sale Date		2/21/2017	3/7/2019	10/25/2017	2/10/2017	10/28/2019
Sale Price		$113,500	$156,333	$141,000	$95,000	$119,900
Time Adj Sale Price		$116,400	$157,900	$148,500	$97,400	$119,900
TADJSP/SQFT		$58.32	$111.91	$122.83	$80.56	$99.17
Model Adjustments	$107,500	$45,400	$89,400	$84,100	$56,500	$66,900
Adjusted Sale Price		$178,500	$176,000	$171,900	$148,400	$160,500
Comparable Estimate	$167,100 ($86.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-8	104.09-9-8	104.09-2-17	103.12-8-25	103.12-8-9	103.12-9-21
Owner	Szymanski, Irene A	Bucholtz, Jessica L	McFall, John T	Hyman, Adrianna	Barton, Jeffrey	Bennett, Stephen
Address	34 Stewart Dr	14 4th St	3105 George Urban Blv	43 Nardin Dr	34 5th St	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	50 x 140	47 x 125	60 x 128	52 x 125	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1956 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	784	975	806	752	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 364	0 730	0 403	0 480	0 200
SFLA	1152	1176	1219	1209	1112	1209
Att/Det Gar Sqft	440	352	280	440	400	280
Prior Land	$10,200					
Prior Total	$95,000					
Comp Land Estimate	$13,400	$12,000	$14,900	$13,100	$13,100	$13,300
Sale Date		8/27/2018	4/7/2017	7/21/2017	10/12/2018	11/20/2019
Sale Price		$146,500	$120,000	$114,000	$107,500	$129,000
Time Adj Sale Price		$150,600	$122,800	$121,000	$109,900	$129,000
TADJSP/SQFT		$128.06	$100.74	$100.08	$98.83	$106.70
Model Adjustments	$64,200	$80,100	$71,500	$58,900	$54,200	$63,500
Adjusted Sale Price		$134,700	$115,500	$126,300	$119,900	$129,700
Comparable Estimate	$125,200 ($108.68/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-21	103.08-8-4	104.05-1-13	103.08-7-35	104.05-5-1	104.05-1-21
Owner	Feher, James E	Bryant, Christopher J	Wiseman, Brandon	Brownson, Ian J	Adams, Charles E III	Maeder, Sean M
Address	35 Stewart Dr	135 Morris Cir	47 Rogers Dr	54 Morris Cir	135 Irving Ter	183 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 145	50 x 120	54 x 120	53 x 249	74 x 159	57 x 123
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	02 Brick	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1955 / 0	1960 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	980	952	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 680	0 510	0 0	0 336	0 0	0 0
SFLA	952	952	980	952	1016	1016
Att/Det Gar Sqft	384	396	336		280	308
Prior Land	$10,800					
Prior Total	$95,000					
Comp Land Estimate	$14,000	$12,400	$13,200	$16,200	$18,300	$14,000
Sale Date		3/20/2018	4/27/2018	2/14/2017	9/25/2017	9/18/2018
Sale Price		$135,000	$134,900	$112,000	$122,500	$132,000
Time Adj Sale Price		$140,500	$140,000	$114,800	$129,300	$135,300
TADJSP/SQFT		$147.58	$142.86	$120.59	$127.26	$133.17
Model Adjustments	$68,600	$64,500	$63,500	$53,900	$62,300	$67,500
Adjusted Sale Price		$144,600	$145,100	$129,500	$135,600	$136,400
Comparable Estimate	$138,200 ($145.17/SFLA)					

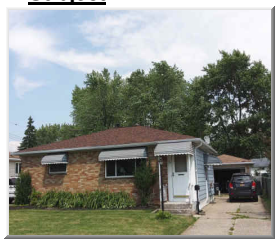
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-7	103.08-7-29	104.09-2-16	103.12-8-26	104.09-2-17	103.12-8-25
Owner	Schlegel, Timothy P	Zilka, Rachel L	Haynes, Renaldo M	Adolf, Andrew	McFall, John T	Hyman, Adrianna
Address	40 Stewart Dr	90 Morris Cir	3099 George Urban Blv	47 Nardin Dr	3105 George Urban Blv	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	72 x 140	58 x 120	60 x 128	52 x 125	60 x 128	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1958 / 0	1955 / 0	1957 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	1.7	1.5	1.5
Bedrooms	3	4	4	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 1	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	768	1052	872	806	975	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 360	0 0	0 372	0 730	0 403
SFLA	1344	1424	1308	1411	1219	1209
Att/Det Gar Sqft	414	308	440	308	280	440
Prior Land	$13,200					
Prior Total	$105,000					
Comp Land Estimate	$17,100	$14,000	$14,900	$13,100	$14,900	$13,100
Sale Date		11/13/2018	8/18/2017	3/7/2019	4/7/2017	7/21/2017
Sale Price		$154,500	$129,000	$156,333	$120,000	$114,000
Time Adj Sale Price		$157,600	$136,500	$157,900	$122,800	$121,000
TADJSP/SQFT		$110.67	$104.36	$111.91	$100.74	$100.08
Model Adjustments	$81,900	$77,600	$72,400	$89,400	$71,500	$58,900
Adjusted Sale Price		$161,900	$146,000	$150,400	$133,200	$144,000
Comparable Estimate	$147,100 ($109.45/SFLA)					

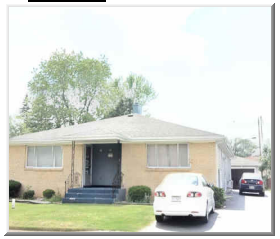
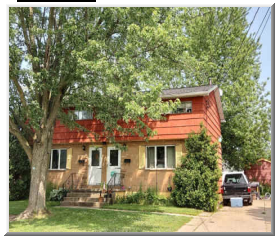
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-22	103.08-8-4	104.05-1-13	103.08-7-35	104.05-1-21	104.05-5-1
Owner	Allan, Jessica L	Bryant, Christopher J	Wiseman, Brandon	Brownson, Ian J	Maeder, Sean M	Adams, Charles E III
Address	41 Stewart Dr	135 Morris Cir	47 Rogers Dr	54 Morris Cir	183 Irving Ter	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 145	50 x 120	54 x 120	53 x 249	57 x 123	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1955 / 0	1960 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	980	952	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 510	0 0	0 336	0 0	0 0
SFLA	952	952	980	952	1016	1016
Att/Det Gar Sqft	440	396	336		308	280
Prior Land	$10,800					
Prior Total	$93,000					
Comp Land Estimate	$14,000	$12,400	$13,200	$16,200	$14,000	$18,300
Sale Date		3/20/2018	4/27/2018	2/14/2017	9/18/2018	9/25/2017
Sale Price		$135,000	$134,900	$112,000	$132,000	$122,500
Time Adj Sale Price		$140,500	$140,000	$114,800	$135,300	$129,300
TADJSP/SQFT		$147.58	$142.86	$120.59	$133.17	$127.26
Model Adjustments	$65,500	$64,500	$63,500	$53,900	$67,500	$62,300
Adjusted Sale Price		$141,500	$142,000	$126,400	$133,300	$132,500
Comparable Estimate	$135,100 ($141.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-6	103.08-8-4	103.08-7-35	104.05-1-13	104.05-1-21	104.05-5-1
Owner	Musielak, Michael	Bryant, Christopher J	Brownson, Ian J	Wiseman, Brandon	Maeder, Sean M	Adams, Charles E III
Address	46 Stewart Dr	135 Morris Cir	54 Morris Cir	47 Rogers Dr	183 Irving Ter	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 140	50 x 120	53 x 249	54 x 120	57 x 123	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1960 / 0	1955 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 510	0 336	0 0	0 0	0 0
SFLA	952	952	952	980	1016	1016
Att/Det Gar Sqft	308	396		336	308	280
Prior Land	$11,600					
Prior Total	$95,000					
Comp Land Estimate	$14,900	$12,400	$16,200	$13,200	$14,000	$18,300
Sale Date		3/20/2018	2/14/2017	4/27/2018	9/18/2018	9/25/2017
Sale Price		$135,000	$112,000	$134,900	$132,000	$122,500
Time Adj Sale Price		$140,500	$114,800	$140,000	$135,300	$129,300
TADJSP/SQFT		$147.58	$120.59	$142.86	$133.17	$127.26
Model Adjustments	$68,300	$64,500	$53,900	$63,500	$67,500	$62,300
Adjusted Sale Price		$144,300	$129,200	$144,800	$136,100	$135,300
Comparable Estimate	$137,900 ($144.85/SFLA)					

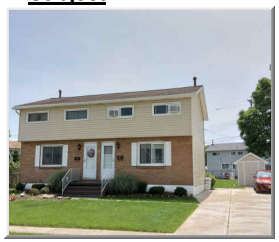
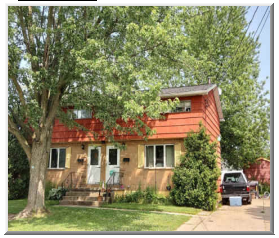
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-23	103.08-8-4	103.08-7-35	104.05-1-13	104.05-1-21	104.05-5-1
Owner	Cooper, Jennifer L	Bryant, Christopher J	Brownson, Ian J	Wiseman, Brandon	Maeder, Sean M	Adams, Charles E III
Address	47 Stewart Dr	135 Morris Cir	54 Morris Cir	47 Rogers Dr	183 Irving Ter	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 145	50 x 120	53 x 249	54 x 120	57 x 123	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1960 / 0	1955 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 510	0 336	0 0	0 0	0 0
SFLA	952	952	952	980	1016	1016
Att/Det Gar Sqft	396	396		336	308	280
Prior Land	$10,800					
Prior Total	$95,000					
Comp Land Estimate	$14,000	$12,400	$16,200	$13,200	$14,000	$18,300
Sale Date		3/20/2018	2/14/2017	4/27/2018	9/18/2018	9/25/2017
Sale Price		$135,000	$112,000	$134,900	$132,000	$122,500
Time Adj Sale Price		$140,500	$114,800	$140,000	$135,300	$129,300
TADJSP/SQFT		$147.58	$120.59	$142.86	$133.17	$127.26
Model Adjustments	$64,100	$64,500	$53,900	$63,500	$67,500	$62,300
Adjusted Sale Price		$140,100	$125,000	$140,600	$131,900	$131,100
Comparable Estimate	$133,700 ($140.44/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-5	103.08-7-35	103.08-8-4	104.05-1-13	104.05-1-21	104.05-1-23
Owner	Ignasiak, David B	Brownson, Ian J	Bryant, Christopher J	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E
Address	52 Stewart Dr	54 Morris Cir	135 Morris Cir	47 Rogers Dr	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 140	53 x 249	50 x 120	54 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1960 / 0	1957 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 168	0 336	0 510	0 0	0 0	0 0
SFLA	952	952	952	980	1016	1016
Att/Det Gar Sqft	280		396	336	308	396
Prior Land	$11,600					
Prior Total	$100,000					
Comp Land Estimate	$14,900	$16,200	$12,400	$13,200	$14,000	$13,900
Sale Date		2/14/2017	3/20/2018	4/27/2018	9/18/2018	8/18/2017
Sale Price		$112,000	$135,000	$134,900	$132,000	$127,000
Time Adj Sale Price		$114,800	$140,500	$140,000	$135,300	$134,400
TADJSP/SQFT		$120.59	$147.58	$142.86	$133.17	$132.28
Model Adjustments	$66,100	$53,900	$64,500	$63,500	$67,500	$69,100
Adjusted Sale Price		$127,000	$142,100	$142,600	$133,900	$131,400
Comparable Estimate	$135,400 ($142.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-24	103.08-8-4	103.08-7-35	104.05-1-13	104.05-1-21	103.08-8-6
Owner	Pollutro, Cyle P	Bryant, Christopher J	Brownson, Ian J	Wiseman, Brandon	Maeder, Sean M	Sienkiewicz, Tyler T
Address	53 Stewart Dr	135 Morris Cir	54 Morris Cir	47 Rogers Dr	183 Irving Ter	168 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 145	50 x 120	53 x 249	54 x 120	57 x 123	60 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	01 Wood
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1960 / 0	1955 / 0	1956 / 0	1941 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	980	1016	988
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 510	0 336	0 0	0 0	0 0
SFLA	952	952	952	980	1016	988
Att/Det Gar Sqft	308	396		336	308	364
Prior Land	$10,800					
Prior Total	$90,000					
Comp Land Estimate	$14,000	$12,400	$16,200	$13,200	$14,000	$15,800
Sale Date		3/20/2018	2/14/2017	4/27/2018	9/18/2018	8/31/2017
Sale Price		$135,000	$112,000	$134,900	$132,000	$110,000
Time Adj Sale Price		$140,500	$114,800	$140,000	$135,300	$116,400
TADJSP/SQFT		$147.58	$120.59	$142.86	$133.17	$117.81
Model Adjustments	$56,700	$64,500	$53,900	$63,500	$67,500	$59,300
Adjusted Sale Price		$132,700	$117,600	$133,200	$124,500	$113,800
Comparable Estimate	$124,400 ($130.67/SFLA)					

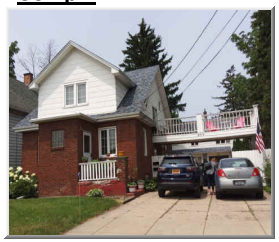
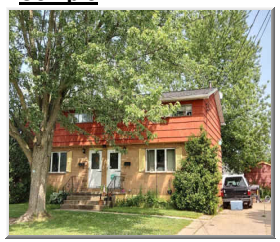
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-9-4	104.09-8-11	104.09-7-16	103.68-3-9	104.61-6-3	115.05-10-12
Owner	Brownschidle, Beatrice	Simmeth, Frank R	Lipczynski, Douglas M	Yemelyanov, Alex	Rizzi, Michael	Capitano, Guy A II
Address	58 Stewart Dr	15 4th St	45 3rd St	106 Lackawanna Ave	167 Gould Ave	36 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 125	73 x 150	101 x 125	60 x 115	70 x 140	70 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	04 Composition	02 Brick	01 Wood	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1965 / 0	1954 / 0	1964 / 0	1959 / 0	1967 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	6	4	6
Full/Half Baths	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	2260	1157	960	1260	816	1352
2nd Sty Area	0	1215	1000	1260	816	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2260	2372	1960	2520	1632	2392
Att/Det Gar Sqft	352	525		640	576	440
Prior Land	$11,300					
Prior Total	$129,300					
Comp Land Estimate	$14,700	$17,700	$18,400	$14,500	$17,900	$16,000
Sale Date		7/13/2018	7/31/2017	8/13/2018	10/17/2017	10/24/2019
Sale Price		$160,000	$110,000	$188,000	$133,900	$174,000
Time Adj Sale Price		$164,800	$116,700	$193,200	$141,000	$174,000
TADJSP/SQFT		$69.48	$59.54	$76.67	$86.40	$72.74
Model Adjustments	$91,400	$108,800	$47,500	$109,600	$76,200	$100,300
Adjusted Sale Price		$147,400	$160,600	$175,000	$156,200	$165,100
Comparable Estimate	$160,900 ($71.19/SFLA)					

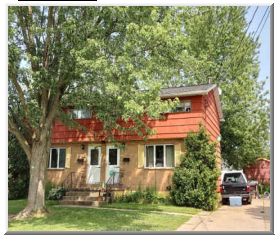
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-25	103.08-8-4	103.08-7-35	104.05-1-13	104.05-1-21	104.05-1-23
Owner	Benzinger, Robert T	Bryant, Christopher J	Brownson, Ian J	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E
Address	59 Stewart Dr	135 Morris Cir	54 Morris Cir	47 Rogers Dr	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	52 x 145	50 x 120	53 x 249	54 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1960 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	2	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 476	0 510	0 336	0 0	0 0	0 0
SFLA	952	952	952	980	1016	1016
Att/Det Gar Sqft	308	396		336	308	396
Prior Land	$10,800					
Prior Total	$94,500					
Comp Land Estimate	$14,000	$12,400	$16,200	$13,200	$14,000	$13,900
Sale Date		3/20/2018	2/14/2017	4/27/2018	9/18/2018	8/18/2017
Sale Price		$135,000	$112,000	$134,900	$132,000	$127,000
Time Adj Sale Price		$140,500	$114,800	$140,000	$135,300	$134,400
TADJSP/SQFT		$147.58	$120.59	$142.86	$133.17	$132.28
Model Adjustments	$64,300	$64,500	$53,900	$63,500	$67,500	$69,100
Adjusted Sale Price		$140,300	$125,200	$140,800	$132,100	$129,600
Comparable Estimate	$133,600 ($140.34/SFLA)					

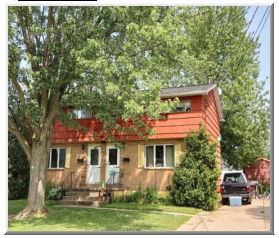
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-16	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Wasacz Marie E	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	52 Canisius Ct	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	69 x 119	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$11,900					
Prior Total	$120,300					
Comp Land Estimate	$15,400	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$81,000	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$150,200	$137,000	$145,800	$164,600	$165,000
Comparable Estimate	$152,500 ($77.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-8-1	103.08-8-4	103.08-7-35	104.05-1-13	104.05-1-21	104.05-1-23
Owner	Berghold, Pauline L	Bryant, Christopher J	Brownson, Ian J	Wiseman, Brandon	Maeder, Sean M	Burr, Diane E
Address	65 Stewart Dr	135 Morris Cir	54 Morris Cir	47 Rogers Dr	183 Irving Ter	195 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 116	50 x 120	53 x 249	54 x 120	57 x 123	57 x 122
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1960 / 0	1955 / 0	1956 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	952	952	952	980	1016	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 510	0 336	0 0	0 0	0 0
SFLA	952	952	952	980	1016	1016
Att/Det Gar Sqft	352	396		336	308	396
Prior Land	$11,000					
Prior Total	$95,100					
Comp Land Estimate	$14,200	$12,400	$16,200	$13,200	$14,000	$13,900
Sale Date		3/20/2018	2/14/2017	4/27/2018	9/18/2018	8/18/2017
Sale Price		$135,000	$112,000	$134,900	$132,000	$127,000
Time Adj Sale Price		$140,500	$114,800	$140,000	$135,300	$134,400
TADJSP/SQFT		$147.58	$120.59	$142.86	$133.17	$132.28
Model Adjustments	$65,600	$64,500	$53,900	$63,500	$67,500	$69,100
Adjusted Sale Price		$141,600	$126,500	$142,100	$133,400	$130,900
Comparable Estimate	$134,900 ($141.7/SFLA)					

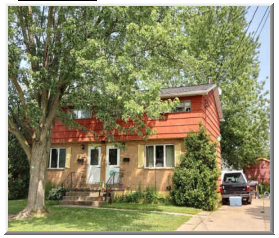
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.05-3-8.1	104.05-3-8.1	103.76-3-12	104.09-7-16	104.09-8-11	103.08-7-29
Owner	Costa Perry	Costa, Perry	Caleca, Sharon	Lipczynski, Douglas M	Simmeth, Frank R	Zilka, Rachel L
Address	5954 Transit Rd	5954 Transit Rd	4578 Broadway St	45 3rd St	15 4th St	90 Morris Cir
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	210 1 Family Res
Neighborhood	205	205	206	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 100	80 x 100	82 x 264	101 x 125	73 x 150	58 x 120
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	12 Duplex	12 Duplex	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1947 / 0	1947 / 0	1946 / 0	1954 / 0	1965 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	2.0	2.0	2.0	1.5
Bedrooms	4	4	4	6	6	4
Full/Half Baths	2 / 0	2 / 0	2 / 0	2 / 0	2 / 2	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	3 Partial 0
1st Sty Area	1036	1036	942	960	1157	1052
2nd Sty Area	0	0	900	1000	1215	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 360
SFLA	1813	1813	1842	1960	2372	1424
Att/Det Gar Sqft			980		525	308
Prior Land	$22,600					
Prior Total	$100,000					
Comp Land Estimate	$15,300	$15,300	$22,300	$18,400	$17,700	$14,000
Sale Date		5/1/2019	12/31/2018	7/31/2017	7/13/2018	11/13/2018
Sale Price		$105,000	$178,500	$110,000	$160,000	$154,500
Time Adj Sale Price		$105,500	$181,600	$116,700	$164,800	$157,600
TADJSP/SQFT		$58.19	$98.59	$59.54	$69.48	$110.67
Model Adjustments	$79,700	$79,700	$133,200	$47,500	$108,800	$77,600
Adjusted Sale Price		$105,500	$128,100	$148,900	$135,700	$159,700
Comparable Estimate	$135,600 ($74.79/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-20	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Pilarski Ronald J	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	91 University Ave	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	73 x 100	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$11,300					
Prior Total	$117,300					
Comp Land Estimate	$14,500	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$80,600	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$149,800	$136,600	$145,400	$164,200	$164,600
Comparable Estimate	$152,100 ($77.6/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-21	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Castlebrook Developem	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	95 University Ave	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 111	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$10,600					
Prior Total	$117,000					
Comp Land Estimate	$13,900	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$80,100	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$149,300	$136,100	$144,900	$163,700	$164,100
Comparable Estimate	$151,600 ($77.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-22	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Spinder, Daniel R	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	99 University Ave	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	63 x 115	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1963 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$11,300					
Prior Total	$117,300					
Comp Land Estimate	$14,500	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$80,600	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$149,800	$136,600	$145,400	$164,200	$164,600
Comparable Estimate	$152,100 ($77.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-23	103.12-10-24	103.12-10-26	103.12-9-15	103.12-6-10	103.12-9-21
Owner	Matuszak Judy A	Cruse, Joseph W	Powers, Caitlin	Herrmann, Christopher	Wodowski, Samuel W	Bennett, Stephen
Address	103 University Ave	107 University Ave	115 University Ave	59 Canisius Ct	140 University Ave	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 108	57 x 108	66 x 100	68 x 103	60 x 150	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	480	400	440	528		280
Prior Land	$10,200					
Prior Total	$96,400					
Comp Land Estimate	$13,100	$13,100	$13,800	$14,200	$16,000	$13,300
Sale Date		2/10/2017	10/28/2019	10/25/2017	6/26/2018	11/20/2019
Sale Price		$95,000	$119,900	$141,000	$105,000	$129,000
Time Adj Sale Price		$97,400	$119,900	$148,500	$108,400	$129,000
TADJSP/SQFT		$80.56	$99.17	$122.83	$89.66	$106.70
Model Adjustments	$67,000	$56,500	$66,900	$84,100	$63,100	$63,500
Adjusted Sale Price		$107,900	$120,000	$131,400	$112,300	$132,500
Comparable Estimate	$120,800 ($99.92/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-24	103.12-10-24	103.12-10-26	103.12-9-15	103.12-6-10	103.12-9-21
Owner	Cruse, Joseph W	Cruse, Joseph W	Powers, Caitlin	Herrmann, Christopher	Wodowski, Samuel W	Bennett, Stephen
Address	107 University Ave	107 University Ave	115 University Ave	59 Canisius Ct	140 University Ave	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	57 x 108	57 x 108	66 x 100	68 x 103	60 x 150	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	400	400	440	528		280
Prior Land	$10,200					
Prior Total	$95,000					
Comp Land Estimate	$13,100	$13,100	$13,800	$14,200	$16,000	$13,300
Sale Date		2/10/2017	10/28/2019	10/25/2017	6/26/2018	11/20/2019
Sale Price		$95,000	$119,900	$141,000	$105,000	$129,000
Time Adj Sale Price		$97,400	$119,900	$148,500	$108,400	$129,000
TADJSP/SQFT		$80.56	$99.17	$122.83	$89.66	$106.70
Model Adjustments	$56,500	$56,500	$66,900	$84,100	$63,100	$63,500
Adjusted Sale Price		$97,400	$109,500	$120,900	$101,800	$122,000
Comparable Estimate	$110,300 ($91.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-18	103.12-8-26	103.12-10-24	103.12-10-26	103.12-6-10	103.12-9-15
Owner	Park, Robert J	Adolf, Andrew	Cruse, Joseph W	Powers, Caitlin	Wodowski, Samuel W	Herrmann, Christopher
Address	108 University Ave	47 Nardin Dr	107 University Ave	115 University Ave	140 University Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 202	52 x 125	57 x 108	66 x 100	60 x 150	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 0	0 0	0 0	0 200
SFLA	1411	1411	1209	1209	1209	1209
Att/Det Gar Sqft	484	308	400	440		528
Prior Land	$13,700					
Prior Total	$103,100					
Comp Land Estimate	$17,600	$13,100	$13,100	$13,800	$16,000	$14,200
Sale Date		3/7/2019	2/10/2017	10/28/2019	6/26/2018	10/25/2017
Sale Price		$156,333	$95,000	$119,900	$105,000	$141,000
Time Adj Sale Price		$157,900	$97,400	$119,900	$108,400	$148,500
TADJSP/SQFT		$111.91	$80.56	$99.17	$89.66	$122.83
Model Adjustments	$81,100	$89,400	$56,500	$66,900	$63,100	$84,100
Adjusted Sale Price		$149,600	$122,000	$134,100	$126,400	$145,500
Comparable Estimate	$135,500 ($96.03/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-25	103.12-10-26	103.12-10-24	103.12-9-15	103.12-6-10	103.12-9-21
Owner	Bissell, Donald E	Powers, Caitlin	Cruse, Joseph W	Herrmann, Christopher	Wodowski, Samuel W	Bennett, Stephen
Address	111 University Ave	115 University Ave	107 University Ave	59 Canisius Ct	140 University Ave	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	74 x 104	66 x 100	57 x 108	68 x 103	60 x 150	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 496	0 0	0 0	0 200	0 0	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	352	440	400	528		280
Prior Land	$11,600					
Prior Total	$96,500					
Comp Land Estimate	$15,000	$13,800	$13,100	$14,200	$16,000	$13,300
Sale Date		10/28/2019	2/10/2017	10/25/2017	6/26/2018	11/20/2019
Sale Price		$119,900	$95,000	$141,000	$105,000	$129,000
Time Adj Sale Price		$119,900	$97,400	$148,500	$108,400	$129,000
TADJSP/SQFT		$99.17	$80.56	$122.83	$89.66	$106.70
Model Adjustments	$68,300	$66,900	$56,500	$84,100	$63,100	$63,500
Adjusted Sale Price		$121,300	$109,200	$132,700	$113,600	$133,800
Comparable Estimate	$122,100 ($100.99/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-17	103.12-8-26	103.12-10-24	103.12-10-26	103.12-6-10	103.12-9-15
Owner	Kolacz, Charlotte V	Adolf, Andrew	Cruse, Joseph W	Powers, Caitlin	Wodowski, Samuel W	Herrmann, Christopher
Address	112 University Ave	47 Nardin Dr	107 University Ave	115 University Ave	140 University Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 169	52 x 125	57 x 108	66 x 100	60 x 150	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 1	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	910	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 0	0 0	0 0	0 200
SFLA	1592	1411	1209	1209	1209	1209
Att/Det Gar Sqft	680	308	400	440		528
Prior Land	$15,200					
Prior Total	$107,500					
Comp Land Estimate	$19,500	$13,100	$13,100	$13,800	$16,000	$14,200
Sale Date		3/7/2019	2/10/2017	10/28/2019	6/26/2018	10/25/2017
Sale Price		$156,333	$95,000	$119,900	$105,000	$141,000
Time Adj Sale Price		$157,900	$97,400	$119,900	$108,400	$148,500
TADJSP/SQFT		$111.91	$80.56	$99.17	$89.66	$122.83
Model Adjustments	$88,200	$89,400	$56,500	$66,900	$63,100	$84,100
Adjusted Sale Price		$156,700	$129,100	$141,200	$133,500	$152,600
Comparable Estimate	$142,600 ($89.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-14	103.12-9-15	103.12-10-24	103.12-10-26	103.12-8-25	103.12-9-21
Owner	Spragins, George D	Herrmann, Christopher	Cruse, Joseph W	Powers, Caitlin	Hyman, Adrianna	Bennett, Stephen
Address	55 Canisius Ct	59 Canisius Ct	107 University Ave	115 University Ave	43 Nardin Dr	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 108	68 x 103	57 x 108	66 x 100	52 x 125	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1958 / 0	1958 / 0	1957 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 403	0 200	0 0	0 0	0 403	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	400	528	400	440	440	280
Prior Land	$11,100					
Prior Total	$103,100					
Comp Land Estimate	$14,400	$14,200	$13,100	$13,800	$13,100	$13,300
Sale Date		10/25/2017	2/10/2017	10/28/2019	7/21/2017	11/20/2019
Sale Price		$141,000	$95,000	$119,900	$114,000	$129,000
Time Adj Sale Price		$148,500	$97,400	$119,900	$121,000	$129,000
TADJSP/SQFT		$122.83	$80.56	$99.17	$100.08	$106.70
Model Adjustments	$74,400	$84,100	$56,500	$66,900	$58,900	$63,500
Adjusted Sale Price		$138,800	$115,300	$127,400	$136,500	$139,900
Comparable Estimate	$131,600 ($108.85/SFLA)					

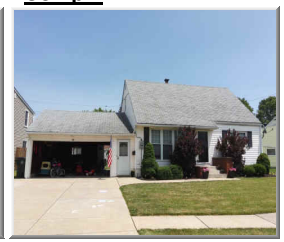
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-26	103.12-10-26	103.12-10-24	103.12-9-15	103.12-6-10	103.12-9-21
Owner	Powers, Caitlin	Powers, Caitlin	Cruse, Joseph W	Herrmann, Christopher	Wodowski, Samuel W	Bennett, Stephen
Address	115 University Ave	115 University Ave	107 University Ave	59 Canisius Ct	140 University Ave	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 100	66 x 100	57 x 108	68 x 103	60 x 150	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	440	440	400	528		280
Prior Land	$10,600					
Prior Total	$96,900					
Comp Land Estimate	$13,800	$13,800	$13,100	$14,200	$16,000	$13,300
Sale Date		10/28/2019	2/10/2017	10/25/2017	6/26/2018	11/20/2019
Sale Price		$119,900	$95,000	$141,000	$105,000	$129,000
Time Adj Sale Price		$119,900	$97,400	$148,500	$108,400	$129,000
TADJSP/SQFT		$99.17	$80.56	$122.83	$89.66	$106.70
Model Adjustments	$66,900	$66,900	$56,500	$84,100	$63,100	$63,500
Adjusted Sale Price		$119,900	$107,800	$131,300	$112,200	$132,400
Comparable Estimate	$120,700 ($99.83/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-16	103.12-10-26	103.12-10-24	103.12-6-10	103.12-9-15	103.12-9-21
Owner	Matuszak, Anthony	Powers, Caitlin	Cruse, Joseph W	Wodowski, Samuel W	Herrmann, Christopher	Bennett, Stephen
Address	116 University Ave	115 University Ave	107 University Ave	140 University Ave	59 Canisius Ct	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 148	66 x 100	57 x 108	60 x 150	68 x 103	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	440	440	400		528	280
Prior Land	$13,900					
Prior Total	$99,000					
Comp Land Estimate	$18,000	$13,800	$13,100	$16,000	$14,200	$13,300
Sale Date		10/28/2019	2/10/2017	6/26/2018	10/25/2017	11/20/2019
Sale Price		$119,900	$95,000	$105,000	$141,000	$129,000
Time Adj Sale Price		$119,900	$97,400	$108,400	$148,500	$129,000
TADJSP/SQFT		$99.17	$80.56	$89.66	$122.83	$106.70
Model Adjustments	$57,700	$66,900	$56,500	$63,100	$84,100	$63,500
Adjusted Sale Price		$110,700	$98,600	$103,000	$122,100	$123,200
Comparable Estimate	$111,500 ($92.22/SFLA)					

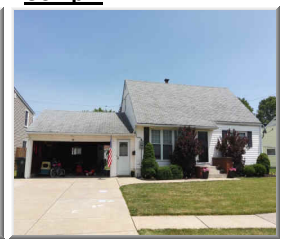
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-27	103.12-8-26	103.12-10-26	103.12-10-24	103.12-6-10	103.12-9-15
Owner	Cotton Julianne M &	Adolf, Andrew	Powers, Caitlin	Cruse, Joseph W	Wodowski, Samuel W	Herrmann, Christopher
Address	119 University Ave	47 Nardin Dr	115 University Ave	107 University Ave	140 University Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 100	52 x 125	66 x 100	57 x 108	60 x 150	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 0	0 0	0 0	0 200
SFLA	1411	1411	1209	1209	1209	1209
Att/Det Gar Sqft	352	308	440	400		528
Prior Land	$9,700					
Prior Total	$105,000					
Comp Land Estimate	$12,400	$13,100	$13,800	$13,100	$16,000	$14,200
Sale Date		3/7/2019	10/28/2019	2/10/2017	6/26/2018	10/25/2017
Sale Price		$156,333	$119,900	$95,000	$105,000	$141,000
Time Adj Sale Price		$157,900	$119,900	$97,400	$108,400	$148,500
TADJSP/SQFT		$111.91	$99.17	$80.56	$89.66	$122.83
Model Adjustments	$73,800	$89,400	$66,900	$56,500	$63,100	$84,100
Adjusted Sale Price		$142,300	$126,800	$114,700	$119,100	$138,200
Comparable Estimate	$128,200 ($90.86/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-15	103.12-8-26	103.12-10-26	103.12-10-24	103.12-6-10	103.12-9-15
Owner	Levan Judith M	Adolf, Andrew	Powers, Caitlin	Cruse, Joseph W	Wodowski, Samuel W	Herrmann, Christopher
Address	120 University Ave	47 Nardin Dr	115 University Ave	107 University Ave	140 University Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 148	52 x 125	66 x 100	57 x 108	60 x 150	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	954	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 0	0 0	0 0	0 200
SFLA	1575	1411	1209	1209	1209	1209
Att/Det Gar Sqft	576	308	440	400		528
Prior Land	$12,300					
Prior Total	$110,000					
Comp Land Estimate	$15,900	$13,100	$13,800	$13,100	$16,000	$14,200
Sale Date		3/7/2019	10/28/2019	2/10/2017	6/26/2018	10/25/2017
Sale Price		$156,333	$119,900	$95,000	$105,000	$141,000
Time Adj Sale Price		$157,900	$119,900	$97,400	$108,400	$148,500
TADJSP/SQFT		$111.91	$99.17	$80.56	$89.66	$122.83
Model Adjustments	$84,200	$89,400	$66,900	$56,500	$63,100	$84,100
Adjusted Sale Price		$152,700	$137,200	$125,100	$129,500	$148,600
Comparable Estimate	$138,600 ($88/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-28	103.12-8-26	103.12-10-26	103.12-10-24	103.12-6-10	103.12-9-15
Owner	Rozbicki, Robyn	Adolf, Andrew	Powers, Caitlin	Cruse, Joseph W	Wodowski, Samuel W	Herrmann, Christopher
Address	123 University Ave	47 Nardin Dr	115 University Ave	107 University Ave	140 University Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 101	52 x 125	66 x 100	57 x 108	60 x 150	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	5	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 400	0 372	0 0	0 0	0 0	0 200
SFLA	1411	1411	1209	1209	1209	1209
Att/Det Gar Sqft	352	308	440	400		528
Prior Land	$9,700					
Prior Total	$115,000					
Comp Land Estimate	$12,400	$13,100	$13,800	$13,100	$16,000	$14,200
Sale Date		3/7/2019	10/28/2019	2/10/2017	6/26/2018	10/25/2017
Sale Price		$156,333	$119,900	$95,000	$105,000	$141,000
Time Adj Sale Price		$157,900	$119,900	$97,400	$108,400	$148,500
TADJSP/SQFT		$111.91	$99.17	$80.56	$89.66	$122.83
Model Adjustments	$77,800	$89,400	$66,900	$56,500	$63,100	$84,100
Adjusted Sale Price		$146,300	$130,800	$118,700	$123,100	$142,200
Comparable Estimate	$132,200 ($93.69/SFLA)					

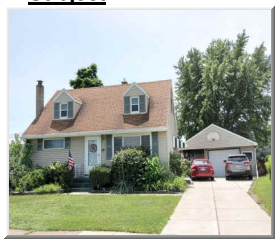
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-14	103.12-10-26	103.12-6-10	103.12-10-24	103.12-9-15	103.12-9-21
Owner	Waziak, Steven T	Powers, Caitlin	Wodowski, Samuel W	Cruse, Joseph W	Herrmann, Christopher	Bennett, Stephen
Address	124 University Ave	115 University Ave	140 University Ave	107 University Ave	59 Canisius Ct	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	66 x 100	60 x 150	57 x 108	68 x 103	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	832	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 200
SFLA	1248	1209	1209	1209	1209	1209
Att/Det Gar Sqft	613	440		400	528	280
Prior Land	$12,400					
Prior Total	$101,900					
Comp Land Estimate	$16,000	$13,800	$16,000	$13,100	$14,200	$13,300
Sale Date		10/28/2019	6/26/2018	2/10/2017	10/25/2017	11/20/2019
Sale Price		$119,900	$105,000	$95,000	$141,000	$129,000
Time Adj Sale Price		$119,900	$108,400	$97,400	$148,500	$129,000
TADJSP/SQFT		$99.17	$89.66	$80.56	$122.83	$106.70
Model Adjustments	$71,800	$66,900	$63,100	$56,500	$84,100	$63,500
Adjusted Sale Price		$124,800	$117,100	$112,700	$136,200	$137,300
Comparable Estimate	$125,600 ($100.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-29	103.12-10-26	103.12-6-10	103.12-10-24	103.12-9-15	103.12-9-21
Owner	Hall, Stephen F	Powers, Caitlin	Wodowski, Samuel W	Cruse, Joseph W	Herrmann, Christopher	Bennett, Stephen
Address	127 University Ave	115 University Ave	140 University Ave	107 University Ave	59 Canisius Ct	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 102	66 x 100	60 x 150	57 x 108	68 x 103	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 0	0 200	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	484	440		400	528	280
Prior Land	$9,700					
Prior Total	$98,100					
Comp Land Estimate	$12,500	$13,800	$16,000	$13,100	$14,200	$13,300
Sale Date		10/28/2019	6/26/2018	2/10/2017	10/25/2017	11/20/2019
Sale Price		$119,900	$105,000	$95,000	$141,000	$129,000
Time Adj Sale Price		$119,900	$108,400	$97,400	$148,500	$129,000
TADJSP/SQFT		$99.17	$89.66	$80.56	$122.83	$106.70
Model Adjustments	$67,500	$66,900	$63,100	$56,500	$84,100	$63,500
Adjusted Sale Price		$120,500	$112,800	$108,400	$131,900	$133,000
Comparable Estimate	$121,300 ($100.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-13	103.12-6-10	103.12-10-26	103.12-10-24	103.12-9-15	103.12-9-21
Owner	Peck, Jesse L	Wodowski, Samuel W	Powers, Caitlin	Cruse, Joseph W	Herrmann, Christopher	Bennett, Stephen
Address	128 University Ave	140 University Ave	115 University Ave	107 University Ave	59 Canisius Ct	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	60 x 150	66 x 100	57 x 108	68 x 103	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	3 Hot wtr/stm No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 2	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 168	0 0	0 0	0 0	0 200	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	528		440	400	528	280
Prior Land	$12,400					
Prior Total	$116,000					
Comp Land Estimate	$16,000	$16,000	$13,800	$13,100	$14,200	$13,300
Sale Date		6/26/2018	10/28/2019	2/10/2017	10/25/2017	11/20/2019
Sale Price		$105,000	$119,900	$95,000	$141,000	$129,000
Time Adj Sale Price		$108,400	$119,900	$97,400	$148,500	$129,000
TADJSP/SQFT		$89.66	$99.17	$80.56	$122.83	$106.70
Model Adjustments	$72,600	$63,100	$66,900	$56,500	$84,100	$63,500
Adjusted Sale Price		$117,900	$125,600	$113,500	$137,000	$138,100
Comparable Estimate	$126,400 ($104.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-30	103.12-6-10	103.12-10-26	103.12-9-15	103.12-9-21	103.12-10-24
Owner	Martin, Patricia M	Wodowski, Samuel W	Powers, Caitlin	Herrmann, Christopher	Bennett, Stephen	Cruse, Joseph W
Address	131 University Ave	140 University Ave	115 University Ave	59 Canisius Ct	83 Canisius Ct	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 102	60 x 150	66 x 100	68 x 103	55 x 118	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1958 / 0	1956 / 0	1956 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 0	0 0	0 200	0 200	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	384		440	528	280	400
Prior Land	$9,700					
Prior Total	$99,000					
Comp Land Estimate	$12,500	$16,000	$13,800	$14,200	$13,300	$13,100
Sale Date		6/26/2018	10/28/2019	10/25/2017	11/20/2019	2/10/2017
Sale Price		$105,000	$119,900	$141,000	$129,000	$95,000
Time Adj Sale Price		$108,400	$119,900	$148,500	$129,000	$97,400
TADJSP/SQFT		$89.66	$99.17	$122.83	$106.70	$80.56
Model Adjustments	$67,400	$63,100	$66,900	$84,100	$63,500	$56,500
Adjusted Sale Price		$112,700	$120,400	$131,800	$132,900	$108,300
Comparable Estimate	$121,200 ($100.25/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-12	103.12-6-10	103.12-10-26	103.12-10-24	103.12-9-15	103.12-9-21
Owner	Meindl, Erna	Wodowski, Samuel W	Powers, Caitlin	Cruse, Joseph W	Herrmann, Christopher	Bennett, Stephen
Address	132 University Ave	140 University Ave	115 University Ave	107 University Ave	59 Canisius Ct	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	60 x 150	66 x 100	57 x 108	68 x 103	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 0	0 0	0 200	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	352		440	400	528	280
Prior Land	$12,400					
Prior Total	$99,000					
Comp Land Estimate	$16,000	$16,000	$13,800	$13,100	$14,200	$13,300
Sale Date		6/26/2018	10/28/2019	2/10/2017	10/25/2017	11/20/2019
Sale Price		$105,000	$119,900	$95,000	$141,000	$129,000
Time Adj Sale Price		$108,400	$119,900	$97,400	$148,500	$129,000
TADJSP/SQFT		$89.66	$99.17	$80.56	$122.83	$106.70
Model Adjustments	$67,600	$63,100	$66,900	$56,500	$84,100	$63,500
Adjusted Sale Price		$112,900	$120,600	$108,500	$132,000	$133,100
Comparable Estimate	$121,400 ($100.41/SFLA)					



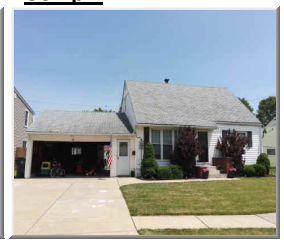
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-15	103.12-10-24	103.12-10-26	103.12-9-15	103.12-6-10	103.12-9-21
Owner	Chapman, Samuel J	Cruse, Joseph W	Powers, Caitlin	Herrmann, Christopher	Wodowski, Samuel W	Bennett, Stephen
Address	56 Canisius Ct	107 University Ave	115 University Ave	59 Canisius Ct	140 University Ave	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	59 x 107	57 x 108	66 x 100	68 x 103	60 x 150	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	308	400	440	528		280
Prior Land	$10,500					
Prior Total	$100,000					
Comp Land Estimate	$13,400	$13,100	$13,800	$14,200	$16,000	$13,300
Sale Date		2/10/2017	10/28/2019	10/25/2017	6/26/2018	11/20/2019
Sale Price		$95,000	$119,900	$141,000	$105,000	$129,000
Time Adj Sale Price		$97,400	$119,900	$148,500	$108,400	$129,000
TADJSP/SQFT		$80.56	$99.17	$122.83	$89.66	$106.70
Model Adjustments	$65,300	$56,500	$66,900	$84,100	$63,100	$63,500
Adjusted Sale Price		$106,200	$118,300	$129,700	$110,600	$130,800
Comparable Estimate	$119,100 ($98.51/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-31	103.12-6-10	103.12-8-26	103.12-10-26	103.12-9-21	103.12-9-15
Owner	Milasinovic, Thomas R	Wodowski, Samuel W	Adolf, Andrew	Powers, Caitlin	Bennett, Stephen	Herrmann, Christopher
Address	135 University Ave	140 University Ave	47 Nardin Dr	115 University Ave	83 Canisius Ct	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 103	60 x 150	52 x 125	66 x 100	55 x 118	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1957 / 0	1958 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 0	0 372	0 0	0 200	0 200
SFLA	1339	1209	1411	1209	1209	1209
Att/Det Gar Sqft	308		308	440	280	528
Prior Land	$9,800					
Prior Total	$101,600					
Comp Land Estimate	$12,600	$16,000	$13,100	$13,800	$13,300	$14,200
Sale Date		6/26/2018	3/7/2019	10/28/2019	11/20/2019	10/25/2017
Sale Price		$105,000	$156,333	$119,900	$129,000	$141,000
Time Adj Sale Price		$108,400	$157,900	$119,900	$129,000	$148,500
TADJSP/SQFT		$89.66	$111.91	$99.17	$106.70	$122.83
Model Adjustments	$72,000	$63,100	$89,400	$66,900	$63,500	$84,100
Adjusted Sale Price		$117,300	$140,500	$125,000	$137,500	$136,400
Comparable Estimate	$131,300 ($98.06/SFLA)					

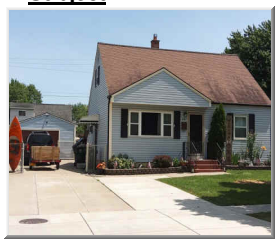
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-11	103.12-6-10	103.12-10-26	103.12-10-24	103.12-9-15	103.12-9-21
Owner	Voss, Gordon E	Wodowski, Samuel W	Powers, Caitlin	Cruse, Joseph W	Herrmann, Christopher	Bennett, Stephen
Address	136 University Ave	140 University Ave	115 University Ave	107 University Ave	59 Canisius Ct	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	60 x 150	66 x 100	57 x 108	68 x 103	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 180	0 0	0 0	0 0	0 200	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	352		440	400	528	280
Prior Land	$12,400					
Prior Total	$99,000					
Comp Land Estimate	$16,000	$16,000	$13,800	$13,100	$14,200	$13,300
Sale Date		6/26/2018	10/28/2019	2/10/2017	10/25/2017	11/20/2019
Sale Price		$105,000	$119,900	$95,000	$141,000	$129,000
Time Adj Sale Price		$108,400	$119,900	$97,400	$148,500	$129,000
TADJSP/SQFT		$89.66	$99.17	$80.56	$122.83	$106.70
Model Adjustments	$67,600	$63,100	$66,900	$56,500	$84,100	$63,500
Adjusted Sale Price		$112,900	$120,600	$108,500	$132,000	$133,100
Comparable Estimate	$121,400 ($100.41/SFLA)					

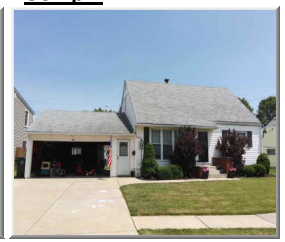
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-32	103.12-6-10	103.12-10-26	103.12-9-21	103.12-9-15	103.12-10-24
Owner	Boron, John J	Wodowski, Samuel W	Powers, Caitlin	Bennett, Stephen	Herrmann, Christopher	Cruse, Joseph W
Address	139 University Ave	140 University Ave	115 University Ave	83 Canisius Ct	59 Canisius Ct	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 104	60 x 150	66 x 100	55 x 118	68 x 103	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1956 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 403	0 0	0 0	0 200	0 200	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	440		440	280	528	400
Prior Land	$9,800					
Prior Total	$98,100					
Comp Land Estimate	$12,600	$16,000	$13,800	$13,300	$14,200	$13,100
Sale Date		6/26/2018	10/28/2019	11/20/2019	10/25/2017	2/10/2017
Sale Price		$105,000	$119,900	$129,000	$141,000	$95,000
Time Adj Sale Price		$108,400	$119,900	$129,000	$148,500	$97,400
TADJSP/SQFT		$89.66	$99.17	$106.70	$122.83	$80.56
Model Adjustments	$68,400	$63,100	$66,900	$63,500	$84,100	$56,500
Adjusted Sale Price		$113,700	$121,400	$133,900	$132,800	$109,300
Comparable Estimate	$122,200 ($101.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-10	103.12-6-10	103.12-10-26	103.12-10-24	103.12-9-21	103.12-9-15
Owner	Wodowski, Samuel W	Wodowski, Samuel W	Powers, Caitlin	Cruse, Joseph W	Bennett, Stephen	Herrmann, Christopher
Address	140 University Ave	140 University Ave	115 University Ave	107 University Ave	83 Canisius Ct	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	60 x 150	66 x 100	57 x 108	55 x 118	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1958 / 0	1958 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 200	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft			440	400	280	528
Prior Land	$12,400					
Prior Total	$95,000					
Comp Land Estimate	$16,000	$16,000	$13,800	$13,100	$13,300	$14,200
Sale Date		6/26/2018	10/28/2019	2/10/2017	11/20/2019	10/25/2017
Sale Price		$105,000	$119,900	$95,000	$129,000	$141,000
Time Adj Sale Price		$108,400	$119,900	$97,400	$129,000	$148,500
TADJSP/SQFT		$89.66	$99.17	$80.56	$106.70	$122.83
Model Adjustments	$64,200	$63,100	$66,900	$56,500	$63,500	$84,100
Adjusted Sale Price		$109,500	$117,200	$105,100	$129,700	$128,600
Comparable Estimate	$118,000 ($97.6/SFLA)					

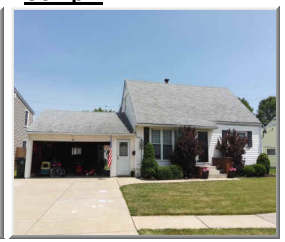
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-33	103.12-6-10	103.12-9-21	103.12-10-26	103.12-9-15	103.12-10-24
Owner	Harvey Andrew J	Wodowski, Samuel W	Bennett, Stephen	Powers, Caitlin	Herrmann, Christopher	Cruse, Joseph W
Address	143 University Ave	140 University Ave	83 Canisius Ct	115 University Ave	59 Canisius Ct	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 104	60 x 150	55 x 118	66 x 100	68 x 103	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 434	0 0	0 200	0 0	0 200	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	352		280	440	528	400
Prior Land	$9,800					
Prior Total	$99,000					
Comp Land Estimate	$12,600	$16,000	$13,300	$13,800	$14,200	$13,100
Sale Date		6/26/2018	11/20/2019	10/28/2019	10/25/2017	2/10/2017
Sale Price		$105,000	$129,000	$119,900	$141,000	$95,000
Time Adj Sale Price		$108,400	$129,000	$119,900	$148,500	$97,400
TADJSP/SQFT		$89.66	$106.70	$99.17	$122.83	$80.56
Model Adjustments	$67,500	$63,100	$63,500	$66,900	$84,100	$56,500
Adjusted Sale Price		$112,800	$133,000	$120,500	$131,900	$108,400
Comparable Estimate	$121,300 ($100.33/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-9	103.12-6-10	103.12-10-26	103.12-9-21	103.12-10-24	103.12-9-15
Owner	Strohmenger, David W	Wodowski, Samuel W	Powers, Caitlin	Bennett, Stephen	Cruse, Joseph W	Herrmann, Christopher
Address	144 University Ave	140 University Ave	115 University Ave	83 Canisius Ct	107 University Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	60 x 150	66 x 100	55 x 118	57 x 108	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	876	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 200
SFLA	1279	1209	1209	1209	1209	1209
Att/Det Gar Sqft	330		440	280	400	528
Prior Land	$12,400					
Prior Total	$105,000					
Comp Land Estimate	$16,000	$16,000	$13,800	$13,300	$13,100	$14,200
Sale Date		6/26/2018	10/28/2019	11/20/2019	2/10/2017	10/25/2017
Sale Price		$105,000	$119,900	$129,000	$95,000	$141,000
Time Adj Sale Price		$108,400	$119,900	$129,000	$97,400	$148,500
TADJSP/SQFT		$89.66	$99.17	$106.70	$80.56	$122.83
Model Adjustments	$71,000	$63,100	$66,900	$63,500	$56,500	$84,100
Adjusted Sale Price		$116,300	$124,000	$136,500	$111,900	$135,400
Comparable Estimate	$124,800 ($97.58/SFLA)					

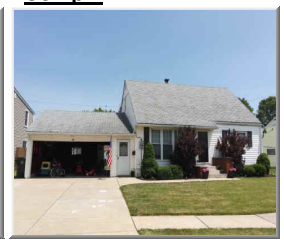




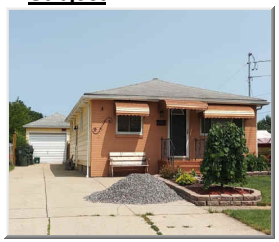
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-34	103.12-6-10	103.12-9-21	103.12-10-26	103.12-9-15	103.12-10-24
Owner	Ferguson, Bradley A	Wodowski, Samuel W	Bennett, Stephen	Powers, Caitlin	Herrmann, Christopher	Cruse, Joseph W
Address	147 University Ave	140 University Ave	83 Canisius Ct	115 University Ave	59 Canisius Ct	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 106	60 x 150	55 x 118	66 x 100	68 x 103	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 350	0 0	0 200	0 0	0 200	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	280		280	440	528	400
Prior Land	$10,000					
Prior Total	$99,000					
Comp Land Estimate	$12,800	$16,000	$13,300	$13,800	$14,200	$13,100
Sale Date		6/26/2018	11/20/2019	10/28/2019	10/25/2017	2/10/2017
Sale Price		$105,000	$129,000	$119,900	$141,000	$95,000
Time Adj Sale Price		$108,400	$129,000	$119,900	$148,500	$97,400
TADJSP/SQFT		$89.66	$106.70	$99.17	$122.83	$80.56
Model Adjustments	$66,600	$63,100	$63,500	$66,900	$84,100	$56,500
Adjusted Sale Price		$111,900	$132,100	$119,600	$131,000	$107,500
Comparable Estimate	$120,400 ($99.59/SFLA)					

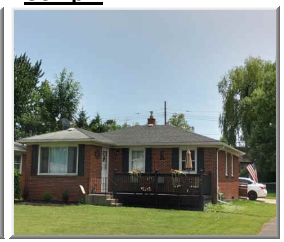
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-35	103.12-6-10	103.12-9-21	103.12-10-26	103.12-9-15	103.12-8-25
Owner	Fricano James M & Mar	Wodowski, Samuel W	Bennett, Stephen	Powers, Caitlin	Herrmann, Christopher	Hyman, Adrianna
Address	151 University Ave	140 University Ave	83 Canisius Ct	115 University Ave	59 Canisius Ct	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 106	60 x 150	55 x 118	66 x 100	68 x 103	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 200	0 403
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	480		280	440	528	440
Prior Land	$10,300					
Prior Total	$99,000					
Comp Land Estimate	$13,200	$16,000	$13,300	$13,800	$14,200	$13,100
Sale Date		6/26/2018	11/20/2019	10/28/2019	10/25/2017	7/21/2017
Sale Price		$105,000	$129,000	$119,900	$141,000	$114,000
Time Adj Sale Price		$108,400	$129,000	$119,900	$148,500	$121,000
TADJSP/SQFT		$89.66	$106.70	$99.17	$122.83	$100.08
Model Adjustments	$67,100	$63,100	$63,500	$66,900	$84,100	$58,900
Adjusted Sale Price		$112,400	$132,600	$120,100	$131,500	$129,200
Comparable Estimate	$125,200 ($103.56/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-7	103.12-8-26	103.12-6-10	103.12-10-26	103.12-9-21	103.12-10-24
Owner	Karpinski, Stephen	Adolf, Andrew	Wodowski, Samuel W	Powers, Caitlin	Bennett, Stephen	Cruse, Joseph W
Address	152 University Ave	47 Nardin Dr	140 University Ave	115 University Ave	83 Canisius Ct	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	52 x 125	60 x 150	66 x 100	55 x 118	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1958 / 0	1958 / 0	1956 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	4	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	890	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 0	0 0	0 200	0 0
SFLA	1495	1411	1209	1209	1209	1209
Att/Det Gar Sqft	320	308		440	280	400
Prior Land	$12,400					
Prior Total	$106,000					
Comp Land Estimate	$16,000	$13,100	$16,000	$13,800	$13,300	$13,100
Sale Date		3/7/2019	6/26/2018	10/28/2019	11/20/2019	2/10/2017
Sale Price		$156,333	$105,000	$119,900	$129,000	$95,000
Time Adj Sale Price		$157,900	$108,400	$119,900	$129,000	$97,400
TADJSP/SQFT		$111.91	$89.66	$99.17	$106.70	$80.56
Model Adjustments	$78,900	$89,400	$63,100	$66,900	$63,500	$56,500
Adjusted Sale Price		$147,400	$124,200	$131,900	$144,400	$119,800
Comparable Estimate	$133,500 ($89.3/SFLA)					

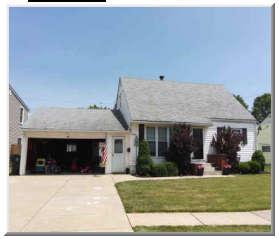


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-6	103.12-6-10	103.12-9-21	103.12-10-26	103.12-9-15	103.12-10-24
Owner	Hinckley Charlene L	Wodowski, Samuel W	Bennett, Stephen	Powers, Caitlin	Herrmann, Christopher	Cruse, Joseph W
Address	156 University Ave	140 University Ave	83 Canisius Ct	115 University Ave	59 Canisius Ct	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	60 x 150	55 x 118	66 x 100	68 x 103	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 200	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	576		280	440	528	400
Prior Land	$12,400					
Prior Total	$99,000					
Comp Land Estimate	$16,000	$16,000	$13,300	$13,800	$14,200	$13,100
Sale Date		6/26/2018	11/20/2019	10/28/2019	10/25/2017	2/10/2017
Sale Price		$105,000	$129,000	$119,900	$141,000	$95,000
Time Adj Sale Price		$108,400	$129,000	$119,900	$148,500	$97,400
TADJSP/SQFT		$89.66	$106.70	$99.17	$122.83	$80.56
Model Adjustments	$69,700	$63,100	$63,500	$66,900	$84,100	$56,500
Adjusted Sale Price		$115,000	$135,200	$122,700	$134,100	$110,600
Comparable Estimate	$123,500 ($102.15/SFLA)					



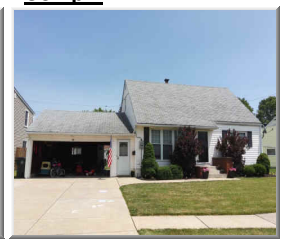


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-9	104.09-6-8	104.09-2-44	104.09-2-52	104.09-8-1	104.05-5-1
Owner	Dobson, Caitlyn F	Burger, Cody J	Powell, Randy	Augustine, Ann M	Kyler, Jeremy J	Adams, Charles E III
Address	45 2nd St	93 Princeton Ave	160 Harvard Ave	118 Harvard Ave	147 Harvard Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	42 x 125	50 x 226	51 x 150	50 x 150	50 x 150	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1962 / 0	1954 / 0	1958 / 0	1955 / 0	1955 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1011	1054	1018	1095	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 400	0 0
SFLA	1008	1011	1054	1018	1095	1016
Att/Det Gar Sqft	300	368	440	308	576	280
Prior Land	$8,100					
Prior Total	$90,000					
Comp Land Estimate	$11,000	$15,300	$14,000	$13,800	$13,800	$18,300
Sale Date		5/30/2018	8/9/2018	4/12/2018	4/6/2018	9/25/2017
Sale Price		$126,500	$147,000	$126,500	$111,300	$122,500
Time Adj Sale Price		$131,000	$151,100	$131,300	$115,500	$129,300
TADJSP/SQFT		$129.57	$143.36	$128.98	$105.48	$127.26
Model Adjustments	$64,900	$67,400	$74,300	$68,800	$58,300	$62,300
Adjusted Sale Price		$128,500	$141,700	$127,400	$122,100	$131,900
Comparable Estimate	$130,300 ($129.27/SFLA)					

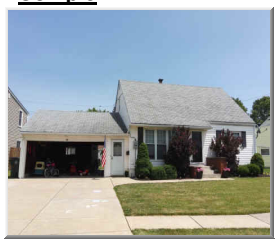
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-15	103.12-9-15	103.12-10-26	103.12-10-24	103.12-9-21	103.12-8-25
Owner	Herrmann, Christopher	Herrmann, Christopher	Powers, Caitlin	Cruse, Joseph W	Bennett, Stephen	Hyman, Adrianna
Address	59 Canisius Ct	59 Canisius Ct	115 University Ave	107 University Ave	83 Canisius Ct	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	68 x 103	68 x 103	66 x 100	57 x 108	55 x 118	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1958 / 0	1958 / 0	1956 / 0	1957 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 0	0 0	0 200	0 403
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	528	528	440	400	280	440
Prior Land	$11,000					
Prior Total	$103,100					
Comp Land Estimate	$14,200	$14,200	$13,800	$13,100	$13,300	$13,100
Sale Date		10/25/2017	10/28/2019	2/10/2017	11/20/2019	7/21/2017
Sale Price		$141,000	$119,900	$95,000	$129,000	$114,000
Time Adj Sale Price		$148,500	$119,900	$97,400	$129,000	$121,000
TADJSP/SQFT		$122.83	$99.17	$80.56	$106.70	$100.08
Model Adjustments	$84,100	$84,100	$66,900	$56,500	$63,500	$58,900
Adjusted Sale Price		$148,500	$137,100	$125,000	$149,600	$146,200
Comparable Estimate	$141,300 ($116.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-5	103.12-6-10	103.12-8-26	103.12-9-21	103.12-10-26	103.12-9-15
Owner	Riggle, Kathleen A	Wodowski, Samuel W	Adolf, Andrew	Bennett, Stephen	Powers, Caitlin	Herrmann, Christopher
Address	160 University Ave	140 University Ave	47 Nardin Dr	83 Canisius Ct	115 University Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	60 x 150	52 x 125	55 x 118	66 x 100	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1958 / 0	1957 / 0	1956 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.7	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	950	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 372	0 200	0 0	0 200
SFLA	1353	1209	1411	1209	1209	1209
Att/Det Gar Sqft	484		308	280	440	528
Prior Land	$12,400					
Prior Total	$104,000					
Comp Land Estimate	$16,000	$16,000	$13,100	$13,300	$13,800	$14,200
Sale Date		6/26/2018	3/7/2019	11/20/2019	10/28/2019	10/25/2017
Sale Price		$105,000	$156,333	$129,000	$119,900	$141,000
Time Adj Sale Price		$108,400	$157,900	$129,000	$119,900	$148,500
TADJSP/SQFT		$89.66	$111.91	$106.70	$99.17	$122.83
Model Adjustments	$76,000	$63,100	$89,400	$63,500	$66,900	$84,100
Adjusted Sale Price		$121,300	$144,500	$141,500	$129,000	$140,400
Comparable Estimate	$135,300 ($100/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-4	103.12-8-26	103.12-6-10	103.12-9-21	103.12-9-15	103.12-10-26
Owner	Duke, Brian A	Adolf, Andrew	Wodowski, Samuel W	Bennett, Stephen	Herrmann, Christopher	Powers, Caitlin
Address	164 University Ave	47 Nardin Dr	140 University Ave	83 Canisius Ct	59 Canisius Ct	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	52 x 125	60 x 150	55 x 118	68 x 103	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1951 / 0	1957 / 0	1958 / 0	1956 / 0	1956 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	950	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 0	0 200	0 200	0 0
SFLA	1353	1411	1209	1209	1209	1209
Att/Det Gar Sqft	627	308		280	528	440
Prior Land	$12,400					
Prior Total	$99,000					
Comp Land Estimate	$16,000	$13,100	$16,000	$13,300	$14,200	$13,800
Sale Date		3/7/2019	6/26/2018	11/20/2019	10/25/2017	10/28/2019
Sale Price		$156,333	$105,000	$129,000	$141,000	$119,900
Time Adj Sale Price		$157,900	$108,400	$129,000	$148,500	$119,900
TADJSP/SQFT		$111.91	$89.66	$106.70	$122.83	$99.17
Model Adjustments	$80,600	$89,400	$63,100	$63,500	$84,100	$66,900
Adjusted Sale Price		$149,100	$125,900	$146,100	$145,000	$133,600
Comparable Estimate	$139,900 ($103.4/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-3	103.12-6-10	103.12-9-21	103.12-10-26	103.12-9-15	103.12-8-25
Owner	Wieder, Julie L	Wodowski, Samuel W	Bennett, Stephen	Powers, Caitlin	Herrmann, Christopher	Hyman, Adrianna
Address	168 University Ave	140 University Ave	83 Canisius Ct	115 University Ave	59 Canisius Ct	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	60 x 150	55 x 118	66 x 100	68 x 103	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 200	0 403
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	480		280	440	528	440
Prior Land	$12,400					
Prior Total	$100,000					
Comp Land Estimate	$16,000	$16,000	$13,300	$13,800	$14,200	$13,100
Sale Date		6/26/2018	11/20/2019	10/28/2019	10/25/2017	7/21/2017
Sale Price		$105,000	$129,000	$119,900	$141,000	$114,000
Time Adj Sale Price		$108,400	$129,000	$119,900	$148,500	$121,000
TADJSP/SQFT		$89.66	$106.70	$99.17	$122.83	$100.08
Model Adjustments	$69,300	$63,100	$63,500	$66,900	$84,100	$58,900
Adjusted Sale Price		$114,600	$134,800	$122,300	$133,700	$131,400
Comparable Estimate	$127,400 ($105.38/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-2	103.12-8-26	103.12-6-10	103.08-7-29	103.12-9-21	103.12-10-26
Owner	Sikora, William A	Adolf, Andrew	Wodowski, Samuel W	Zilka, Rachel L	Bennett, Stephen	Powers, Caitlin
Address	172 University Ave	47 Nardin Dr	140 University Ave	90 Morris Cir	83 Canisius Ct	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 150	52 x 125	60 x 150	58 x 120	55 x 118	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1957 / 0	1958 / 0	1958 / 0	1956 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	3 Partial 0	4 Full 0	4 Full 0
1st Sty Area	1206	806	806	1052	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 0	0 360	0 200	0 0
SFLA	1609	1411	1209	1424	1209	1209
Att/Det Gar Sqft		308		308	280	440
Prior Land	$12,400					
Prior Total	$108,100					
Comp Land Estimate	$16,000	$13,100	$16,000	$14,000	$13,300	$13,800
Sale Date		3/7/2019	6/26/2018	11/13/2018	11/20/2019	10/28/2019
Sale Price		$156,333	$105,000	$154,500	$129,000	$119,900
Time Adj Sale Price		$157,900	$108,400	$157,600	$129,000	$119,900
TADJSP/SQFT		$111.91	$89.66	$110.67	$106.70	$99.17
Model Adjustments	$81,000	$89,400	$63,100	$77,600	$63,500	$66,900
Adjusted Sale Price		$149,500	$126,300	$161,000	$146,500	$134,000
Comparable Estimate	$143,500 ($89.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-1	103.12-6-10	103.12-9-21	103.12-10-26	103.12-8-25	103.12-9-15
Owner	Ortman, Agnes M	Wodowski, Samuel W	Bennett, Stephen	Powers, Caitlin	Hyman, Adrianna	Herrmann, Christopher
Address	176 University Ave	140 University Ave	83 Canisius Ct	115 University Ave	43 Nardin Dr	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	118 x 150	60 x 150	55 x 118	66 x 100	52 x 125	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1958 / 0	1956 / 0	1958 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 403	0 200
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	440		280	440	440	528
Prior Land	$18,400					
Prior Total	$101,000					
Comp Land Estimate	$21,200	$16,000	$13,300	$13,800	$13,100	$14,200
Sale Date		6/26/2018	11/20/2019	10/28/2019	7/21/2017	10/25/2017
Sale Price		$105,000	$129,000	$119,900	$114,000	$141,000
Time Adj Sale Price		$108,400	$129,000	$119,900	$121,000	$148,500
TADJSP/SQFT		$89.66	$106.70	$99.17	$100.08	$122.83
Model Adjustments	$74,200	$63,100	$63,500	$66,900	$58,900	$84,100
Adjusted Sale Price		$119,500	$139,700	$127,200	$136,300	$138,600
Comparable Estimate	$132,300 ($109.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-6-22.1	104.61-4-7	104.69-6-3.1	114.08-7-16	104.61-5-19	103.76-3-22.1
Owner	Licata, Russell J	Wallace, James M	Robison, Jennifer	Dudzinski, Andrew M	Bochynski, Kristine	Gosselin, Renee E
Address	3152 Walden Ave	364 Ellington St	4659 Broadway St	621 Rowley Rd	315 River St	13 A St
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	206	206	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	89 x 132	60 x 115	60 x 129	60 x 120	55 x 125	92 x 125
Building Style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style	08 Old style
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1930 / 0	1917 / 0	1937 / 0	1923 / 0	1922 / 0	1948 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	D Economy 100	D Economy 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	3 Hot wtr/stm No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.5	1.5	2.5	1.3	1.5
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	2 Crawl 0	3 Partial 0
1st Sty Area	898	988	912	913	680	934
2nd Sty Area	0	0	0	725	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1358	1261	1476	1638	822	934
Att/Det Gar Sqft	720	440	384	651		264
Prior Land	$23,700					
Prior Total	$107,000					
Comp Land Estimate	$18,200	$14,500	$15,300	$14,800	$14,200	$19,200
Sale Date		9/21/2018	1/16/2018	7/2/2019	6/26/2017	3/13/2017
Sale Price		$135,000	$128,750	$178,000	$77,380	$108,500
Time Adj Sale Price		$138,400	$134,600	$178,000	$79,100	$111,100
TADJSP/SQFT		$109.75	$91.19	$108.67	$96.23	$118.95
Model Adjustments	$81,400	$54,600	$65,400	$88,700	$11,000	$26,100
Adjusted Sale Price		$165,200	$150,600	$170,700	$149,500	$166,400
Comparable Estimate	$160,500 ($118.19/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-14	103.12-8-26	103.12-10-24	103.12-10-26	103.12-9-15	103.12-6-10
Owner	Russo, Thomas F	Adolf, Andrew	Cruse, Joseph W	Powers, Caitlin	Herrmann, Christopher	Wodowski, Samuel W
Address	60 Canisius Ct	47 Nardin Dr	107 University Ave	115 University Ave	59 Canisius Ct	140 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	56 x 109	52 x 125	57 x 108	66 x 100	68 x 103	60 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1958 / 0	1958 / 0	1956 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1026	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 372	0 0	0 0	0 200	0 0
SFLA	1631	1411	1209	1209	1209	1209
Att/Det Gar Sqft	352	308	400	440	528	
Prior Land	$10,200					
Prior Total	$115,200					
Comp Land Estimate	$13,000	$13,100	$13,100	$13,800	$14,200	$16,000
Sale Date		3/7/2019	2/10/2017	10/28/2019	10/25/2017	6/26/2018
Sale Price		$156,333	$95,000	$119,900	$141,000	$105,000
Time Adj Sale Price		$157,900	$97,400	$119,900	$148,500	$108,400
TADJSP/SQFT		$111.91	$80.56	$99.17	$122.83	$89.66
Model Adjustments	$83,500	$89,400	$56,500	$66,900	$84,100	$63,100
Adjusted Sale Price		$152,000	$124,400	$136,500	$147,900	$128,800
Comparable Estimate	$137,900 ($84.55/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-16	103.08-9-17	103.12-8-26	103.12-9-15	103.12-9-21	103.12-10-26
Owner	Dommell, Jason M	Betker, Kenneth M	Adolf, Andrew	Herrmann, Christopher	Bennett, Stephen	Powers, Caitlin
Address	63 Canisius Ct	72 Irving Ter	47 Nardin Dr	59 Canisius Ct	83 Canisius Ct	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 97	60 x 132	52 x 125	68 x 103	55 x 118	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1960 / 0	1957 / 0	1956 / 0	1956 / 0	1958 / 0
Condition	3 Normal	2 Fair	4 Good	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	D Economy	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.7	1.5	1.5	1.5
Bedrooms	5	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 1	2 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	3 Partial 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1178	1544	806	806	806	806
2nd Sty Area	403	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 0	0 372	0 200	0 200	0 0
SFLA	2161	1996	1411	1209	1209	1209
Att/Det Gar Sqft	434	224	308	528	280	440
Prior Land	$9,800					
Prior Total	$131,000					
Comp Land Estimate	$12,600	$15,100	$13,100	$14,200	$13,300	$13,800
Sale Date		2/21/2017	3/7/2019	10/25/2017	11/20/2019	10/28/2019
Sale Price		$113,500	$156,333	$141,000	$129,000	$119,900
Time Adj Sale Price		$116,400	$157,900	$148,500	$129,000	$119,900
TADJSP/SQFT		$58.32	$111.91	$122.83	$106.70	$99.17
Model Adjustments	$107,700	$45,400	$89,400	$84,100	$63,500	$66,900
Adjusted Sale Price		$178,700	$176,200	$172,100	$173,200	$160,700
Comparable Estimate	$172,200 ($79.69/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-13	103.08-9-17	103.12-8-26	103.12-10-26	103.12-10-24	103.12-9-15
Owner	Grzelewski Joseph &	Betker, Kenneth M	Adolf, Andrew	Powers, Caitlin	Cruse, Joseph W	Herrmann, Christopher
Address	64 Canisius Ct	72 Irving Ter	47 Nardin Dr	115 University Ave	107 University Ave	59 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	59 x 107	60 x 132	52 x 125	66 x 100	57 x 108	68 x 103
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1960 / 0	1957 / 0	1958 / 0	1958 / 0	1956 / 0
Condition	3 Normal	2 Fair	4 Good	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	D Economy	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	1.5	1.7	1.5	1.5	1.5
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 1	2 / 1	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	3 Partial 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1240	1544	806	806	806	806
2nd Sty Area	806	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 372	0 0	0 0	0 200
SFLA	2046	1996	1411	1209	1209	1209
Att/Det Gar Sqft	484	224	308	440	400	528
Prior Land	$10,500					
Prior Total	$128,100					
Comp Land Estimate	$13,400	$15,100	$13,100	$13,800	$13,100	$14,200
Sale Date		2/21/2017	3/7/2019	10/28/2019	2/10/2017	10/25/2017
Sale Price		$113,500	$156,333	$119,900	$95,000	$141,000
Time Adj Sale Price		$116,400	$157,900	$119,900	$97,400	$148,500
TADJSP/SQFT		$58.32	$111.91	$99.17	$80.56	$122.83
Model Adjustments	$109,400	$45,400	$89,400	$66,900	$56,500	$84,100
Adjusted Sale Price		$180,400	$177,900	$162,400	$150,300	$173,800
Comparable Estimate	$169,000 ($82.6/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-17	103.12-9-15	103.12-9-21	103.12-8-25	103.12-10-26	103.12-10-24
Owner	Cuahonte, Rose M	Herrmann, Christopher	Bennett, Stephen	Hyman, Adrianna	Powers, Caitlin	Cruse, Joseph W
Address	67 Canisius Ct	59 Canisius Ct	83 Canisius Ct	43 Nardin Dr	115 University Ave	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 101	68 x 103	55 x 118	52 x 125	66 x 100	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1958 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 200	0 403	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	352	528	280	440	440	400
Prior Land	$10,000					
Prior Total	$101,900					
Comp Land Estimate	$12,800	$14,200	$13,300	$13,100	$13,800	$13,100
Sale Date		10/25/2017	11/20/2019	7/21/2017	10/28/2019	2/10/2017
Sale Price		$141,000	$129,000	$114,000	$119,900	$95,000
Time Adj Sale Price		$148,500	$129,000	$121,000	$119,900	$97,400
TADJSP/SQFT		$122.83	$106.70	$100.08	$99.17	$80.56
Model Adjustments	$65,400	$84,100	$63,500	$58,900	$66,900	$56,500
Adjusted Sale Price		$129,800	$130,900	$127,500	$118,400	$106,300
Comparable Estimate	$122,600 ($101.41/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-12	103.12-10-26	103.12-9-15	103.12-10-24	103.12-8-26	103.12-6-10
Owner	Lang, Marie C	Powers, Caitlin	Herrmann, Christopher	Cruse, Joseph W	Adolf, Andrew	Wodowski, Samuel W
Address	68 Canisius Ct	115 University Ave	59 Canisius Ct	107 University Ave	47 Nardin Dr	140 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 100	66 x 100	68 x 103	57 x 108	52 x 125	60 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1958 / 0	1956 / 0	1958 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.7	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	936	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 200	0 0	0 372	0 0
SFLA	1339	1209	1209	1209	1411	1209
Att/Det Gar Sqft	440	440	528	400	308	
Prior Land	$10,200					
Prior Total	$104,000					
Comp Land Estimate	$13,100	$13,800	$14,200	$13,100	$13,100	$16,000
Sale Date		10/28/2019	10/25/2017	2/10/2017	3/7/2019	6/26/2018
Sale Price		$119,900	$141,000	$95,000	$156,333	$105,000
Time Adj Sale Price		$119,900	$148,500	$97,400	$157,900	$108,400
TADJSP/SQFT		$99.17	$122.83	$80.56	$111.91	$89.66
Model Adjustments	$72,100	$66,900	$84,100	$56,500	$89,400	$63,100
Adjusted Sale Price		$125,100	$136,500	$113,000	$140,600	$117,400
Comparable Estimate	$126,500 ($94.47/SFLA)					

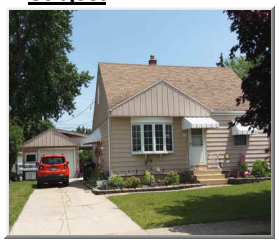
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-18	103.12-9-21	103.12-9-15	103.12-8-25	103.12-10-26	103.12-10-24
Owner	Pittner, Allison	Bennett, Stephen	Herrmann, Christopher	Hyman, Adrianna	Powers, Caitlin	Cruse, Joseph W
Address	71 Canisius Ct	83 Canisius Ct	59 Canisius Ct	43 Nardin Dr	115 University Ave	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 106	55 x 118	68 x 103	52 x 125	66 x 100	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 200	0 403	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	480	280	528	440	440	400
Prior Land	$9,700					
Prior Total	$95,000					
Comp Land Estimate	$12,600	$13,300	$14,200	$13,100	$13,800	$13,100
Sale Date		11/20/2019	10/25/2017	7/21/2017	10/28/2019	2/10/2017
Sale Price		$129,000	$141,000	$114,000	$119,900	$95,000
Time Adj Sale Price		$129,000	$148,500	$121,000	$119,900	$97,400
TADJSP/SQFT		$106.70	$122.83	$100.08	$99.17	$80.56
Model Adjustments	$68,300	$63,500	$84,100	$58,900	$66,900	$56,500
Adjusted Sale Price		$133,800	$132,700	$130,400	$121,300	$109,200
Comparable Estimate	$125,500 ($103.8/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-11	103.12-9-15	103.12-10-26	103.12-10-24	103.12-9-21	103.12-6-10
Owner	Grieco, Stephen J	Herrmann, Christopher	Powers, Caitlin	Cruse, Joseph W	Bennett, Stephen	Wodowski, Samuel W
Address	72 Canisius Ct	59 Canisius Ct	115 University Ave	107 University Ave	83 Canisius Ct	140 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 101	68 x 103	66 x 100	57 x 108	55 x 118	60 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1958 / 0	1958 / 0	1956 / 0	1958 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 200	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	352	528	440	400	280	
Prior Land	$9,500					
Prior Total	$101,000					
Comp Land Estimate	$12,300	$14,200	$13,800	$13,100	$13,300	$16,000
Sale Date		10/25/2017	10/28/2019	2/10/2017	11/20/2019	6/26/2018
Sale Price		$141,000	$119,900	$95,000	$129,000	$105,000
Time Adj Sale Price		$148,500	$119,900	$97,400	$129,000	$108,400
TADJSP/SQFT		$122.83	$99.17	$80.56	$106.70	$89.66
Model Adjustments	$65,100	$84,100	$66,900	$56,500	$63,500	$63,100
Adjusted Sale Price		$129,500	$118,100	$106,000	$130,600	$110,400
Comparable Estimate	$118,900 ($98.35/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-19	103.12-9-21	103.12-9-15	103.12-8-25	103.12-10-26	103.12-6-10
Owner	Mutka, Brenda J	Bennett, Stephen	Herrmann, Christopher	Hyman, Adrianna	Powers, Caitlin	Wodowski, Samuel W
Address	75 Canisius Ct	83 Canisius Ct	59 Canisius Ct	43 Nardin Dr	115 University Ave	140 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 110	55 x 118	68 x 103	52 x 125	66 x 100	60 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1956 / 0	1957 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	1 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 390	0 200	0 200	0 403	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	352	280	528	440	440	
Prior Land	$10,000					
Prior Total	$100,000					
Comp Land Estimate	$12,900	$13,300	$14,200	$13,100	$13,800	$16,000
Sale Date		11/20/2019	10/25/2017	7/21/2017	10/28/2019	6/26/2018
Sale Price		$129,000	$141,000	$114,000	$119,900	$105,000
Time Adj Sale Price		$129,000	$148,500	$121,000	$119,900	$108,400
TADJSP/SQFT		$106.70	$122.83	$100.08	$99.17	$89.66
Model Adjustments	$69,500	$63,500	$84,100	$58,900	$66,900	$63,100
Adjusted Sale Price		$135,000	$133,900	$131,600	$122,500	$114,800
Comparable Estimate	$127,600 ($105.54/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-10	103.12-8-9	103.12-10-26	103.12-9-15	103.12-6-10	103.12-9-21
Owner	Thrun, Theresa A	Barton, Jeffrey	Powers, Caitlin	Herrmann, Christopher	Wodowski, Samuel W	Bennett, Stephen
Address	76 Canisius Ct	34 5th St	115 University Ave	59 Canisius Ct	140 University Ave	83 Canisius Ct
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 102	52 x 125	66 x 100	68 x 103	60 x 150	55 x 118
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	04 Composition
Year Built/Eff Yr Built	1958 / 0	1955 / 0	1958 / 0	1956 / 0	1958 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	752	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 480	0 0	0 200	0 0	0 200
SFLA	806	1112	1209	1209	1209	1209
Att/Det Gar Sqft	352	400	440	528		280
Prior Land	$9,500					
Prior Total	$89,000					
Comp Land Estimate	$12,300	$13,100	$13,800	$14,200	$16,000	$13,300
Sale Date		10/12/2018	10/28/2019	10/25/2017	6/26/2018	11/20/2019
Sale Price		$107,500	$119,900	$141,000	$105,000	$129,000
Time Adj Sale Price		$109,900	$119,900	$148,500	$108,400	$129,000
TADJSP/SQFT		$98.83	$99.17	$122.83	$89.66	$106.70
Model Adjustments	$48,000	$54,200	$66,900	$84,100	$63,100	$63,500
Adjusted Sale Price		$103,700	$101,000	$112,400	$93,300	$113,500
Comparable Estimate	$104,800 ($130.02/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-8	104.09-8-1	104.09-2-44	104.09-6-8	104.09-2-52	104.05-5-1
Owner	Cendrowski James & Je	Kyler, Jeremy J	Powell, Randy	Burger, Cody J	Augustine, Ann M	Adams, Charles E III
Address	49 2nd St	147 Harvard Ave	160 Harvard Ave	93 Princeton Ave	118 Harvard Ave	135 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 125	50 x 150	51 x 150	50 x 226	50 x 150	74 x 159
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	02 Brick	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1955 / 0	1958 / 0	1954 / 0	1955 / 0	1957 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	2	2	3	3
Full/Half Baths	1 / 1	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1104	1095	1054	1011	1018	1016
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 400	0 0	0 0	0 0	0 0
SFLA	1104	1095	1054	1011	1018	1016
Att/Det Gar Sqft		576	440	368	308	280
Prior Land	$8,700					
Prior Total	$89,000					
Comp Land Estimate	$11,600	$13,800	$14,000	$15,300	$13,800	$18,300
Sale Date		4/6/2018	8/9/2018	5/30/2018	4/12/2018	9/25/2017
Sale Price		$111,300	$147,000	$126,500	$126,500	$122,500
Time Adj Sale Price		$115,500	$151,100	$131,000	$131,300	$129,300
TADJSP/SQFT		$105.48	$143.36	$129.57	$128.98	$127.26
Model Adjustments	$65,800	$58,300	$74,300	$67,400	$68,800	$62,300
Adjusted Sale Price		$123,000	$142,600	$129,400	$128,300	$132,800
Comparable Estimate	$131,200 ($118.84/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-20	103.12-9-21	103.12-8-25	103.12-9-15	103.12-10-26	103.12-6-10
Owner	Noetzel, Jamie L	Bennett, Stephen	Hyman, Adrianna	Herrmann, Christopher	Powers, Caitlin	Wodowski, Samuel W
Address	79 Canisius Ct	83 Canisius Ct	43 Nardin Dr	59 Canisius Ct	115 University Ave	140 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 114	55 x 118	52 x 125	68 x 103	66 x 100	60 x 150
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1956 / 0	1957 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 403	0 200	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	308	280	440	528	440	
Prior Land	$10,200					
Prior Total	$101,000					
Comp Land Estimate	$13,100	$13,300	$13,100	$14,200	$13,800	$16,000
Sale Date		11/20/2019	7/21/2017	10/25/2017	10/28/2019	6/26/2018
Sale Price		$129,000	$114,000	$141,000	$119,900	$105,000
Time Adj Sale Price		$129,000	$121,000	$148,500	$119,900	$108,400
TADJSP/SQFT		$106.70	$100.08	$122.83	$99.17	$89.66
Model Adjustments	$66,700	$63,500	$58,900	$84,100	$66,900	$63,100
Adjusted Sale Price		$132,200	$128,800	$131,100	$119,700	$112,000
Comparable Estimate	$124,800 ($103.23/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-9	103.12-9-21	103.12-9-15	103.12-10-26	103.12-6-10	103.12-10-24
Owner	Wendel David F &	Bennett, Stephen	Herrmann, Christopher	Powers, Caitlin	Wodowski, Samuel W	Cruse, Joseph W
Address	80 Canisius Ct	83 Canisius Ct	59 Canisius Ct	115 University Ave	140 University Ave	107 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 102	55 x 118	68 x 103	66 x 100	60 x 150	57 x 108
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1956 / 0	1958 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	2	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	902	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 200	0 0	0 0	0 0
SFLA	1305	1209	1209	1209	1209	1209
Att/Det Gar Sqft	308	280	528	440		400
Prior Land	$9,500					
Prior Total	$105,000					
Comp Land Estimate	$12,300	$13,300	$14,200	$13,800	$16,000	$13,100
Sale Date		11/20/2019	10/25/2017	10/28/2019	6/26/2018	2/10/2017
Sale Price		$129,000	$141,000	$119,900	$105,000	$95,000
Time Adj Sale Price		$129,000	$148,500	$119,900	$108,400	$97,400
TADJSP/SQFT		$106.70	$122.83	$99.17	$89.66	$80.56
Model Adjustments	$68,700	$63,500	$84,100	$66,900	$63,100	$56,500
Adjusted Sale Price		$134,200	$133,100	$121,700	$114,000	$109,600
Comparable Estimate	$122,500 ($93.87/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-21	103.12-9-21	103.12-8-25	103.12-9-15	103.12-6-10	103.12-10-26
Owner	Bennett, Stephen	Bennett, Stephen	Hyman, Adrianna	Herrmann, Christopher	Wodowski, Samuel W	Powers, Caitlin
Address	83 Canisius Ct	83 Canisius Ct	43 Nardin Dr	59 Canisius Ct	140 University Ave	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 118	55 x 118	52 x 125	68 x 103	60 x 150	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 200	0 200	0 403	0 200	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	280	280	440	528		440
Prior Land	$10,300					
Prior Total	$101,900					
Comp Land Estimate	$13,300	$13,300	$13,100	$14,200	$16,000	$13,800
Sale Date		11/20/2019	7/21/2017	10/25/2017	6/26/2018	10/28/2019
Sale Price		$129,000	$114,000	$141,000	$105,000	$119,900
Time Adj Sale Price		$129,000	$121,000	$148,500	$108,400	$119,900
TADJSP/SQFT		$106.70	$100.08	$122.83	$89.66	$99.17
Model Adjustments	$63,500	$63,500	$58,900	$84,100	$63,100	$66,900
Adjusted Sale Price		$129,000	$125,600	$127,900	$108,800	$116,500
Comparable Estimate	$121,600 ($100.58/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-8	103.12-9-21	103.12-9-15	103.12-6-10	103.12-10-26	103.12-8-25
Owner	Kasniak, Nicholas R	Bennett, Stephen	Herrmann, Christopher	Wodowski, Samuel W	Powers, Caitlin	Hyman, Adrianna
Address	84 Canisius Ct	83 Canisius Ct	59 Canisius Ct	140 University Ave	115 University Ave	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 103	55 x 118	68 x 103	60 x 150	66 x 100	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1956 / 0	1958 / 0	1958 / 0	1957 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 200	0 0	0 0	0 403
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	528	280	528		440	440
Prior Land	$9,700					
Prior Total	$100,000					
Comp Land Estimate	$12,400	$13,300	$14,200	$16,000	$13,800	$13,100
Sale Date		11/20/2019	10/25/2017	6/26/2018	10/28/2019	7/21/2017
Sale Price		$129,000	$141,000	$105,000	$119,900	$114,000
Time Adj Sale Price		$129,000	$148,500	$108,400	$119,900	$121,000
TADJSP/SQFT		$106.70	$122.83	$89.66	$99.17	$100.08
Model Adjustments	$67,200	$63,500	$84,100	$63,100	$66,900	$58,900
Adjusted Sale Price		$132,700	$131,600	$112,500	$120,200	$129,300
Comparable Estimate	$125,300 ($103.64/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-9-22	103.12-9-21	103.12-8-25	103.12-9-15	103.12-6-10	103.12-10-26
Owner	Wojcicki, Theresa	Bennett, Stephen	Hyman, Adrianna	Herrmann, Christopher	Wodowski, Samuel W	Powers, Caitlin
Address	87 Canisius Ct	83 Canisius Ct	43 Nardin Dr	59 Canisius Ct	140 University Ave	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	53 x 120	55 x 118	52 x 125	68 x 103	60 x 150	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1959 / 0	1956 / 0	1957 / 0	1956 / 0	1958 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 403	0 200	0 0	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	308	280	440	528		440
Prior Land	$10,000					
Prior Total	$100,000					
Comp Land Estimate	$13,000	$13,300	$13,100	$14,200	$16,000	$13,800
Sale Date		11/20/2019	7/21/2017	10/25/2017	6/26/2018	10/28/2019
Sale Price		$129,000	$114,000	$141,000	$105,000	$119,900
Time Adj Sale Price		$129,000	$121,000	$148,500	$108,400	$119,900
TADJSP/SQFT		$106.70	$100.08	$122.83	$89.66	$99.17
Model Adjustments	$64,900	$63,500	$58,900	$84,100	$63,100	$66,900
Adjusted Sale Price		$130,400	$127,000	$129,300	$110,200	$117,900
Comparable Estimate	$123,000 ($101.74/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-7	103.12-9-21	103.12-6-10	103.12-10-26	103.12-9-15	103.12-8-25
Owner	Porter, John	Bennett, Stephen	Wodowski, Samuel W	Powers, Caitlin	Herrmann, Christopher	Hyman, Adrianna
Address	88 Canisius Ct	83 Canisius Ct	140 University Ave	115 University Ave	59 Canisius Ct	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 104	55 x 118	60 x 150	66 x 100	68 x 103	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1956 / 0	1958 / 0	1958 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 112	0 200	0 0	0 0	0 200	0 403
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	440	280		440	528	440
Prior Land	$9,700					
Prior Total	$101,900					
Comp Land Estimate	$12,500	$13,300	$16,000	$13,800	$14,200	$13,100
Sale Date		11/20/2019	6/26/2018	10/28/2019	10/25/2017	7/21/2017
Sale Price		$129,000	$105,000	$119,900	$141,000	$114,000
Time Adj Sale Price		$129,000	$108,400	$119,900	$148,500	$121,000
TADJSP/SQFT		$106.70	$89.66	$99.17	$122.83	$100.08
Model Adjustments	$69,100	$63,500	$63,100	$66,900	$84,100	$58,900
Adjusted Sale Price		$134,600	$114,400	$122,100	$133,500	$131,200
Comparable Estimate	$127,200 ($105.21/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-6	103.12-8-26	103.12-9-21	103.12-6-10	103.12-9-15	103.12-8-25
Owner	Maciejewski, Janine	Adolf, Andrew	Bennett, Stephen	Wodowski, Samuel W	Herrmann, Christopher	Hyman, Adrianna
Address	92 Canisius Ct	47 Nardin Dr	83 Canisius Ct	140 University Ave	59 Canisius Ct	43 Nardin Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	55 x 104	52 x 125	55 x 118	60 x 150	68 x 103	52 x 125
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	04 Composition	04 Composition	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1958 / 0	1956 / 0	1957 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.7	1.7	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	884	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 442	0 372	0 200	0 0	0 200	0 403
SFLA	1547	1411	1209	1209	1209	1209
Att/Det Gar Sqft	308	308	280		528	440
Prior Land	$9,700					
Prior Total	$109,000					
Comp Land Estimate	$12,500	$13,100	$13,300	$16,000	$14,200	$13,100
Sale Date		3/7/2019	11/20/2019	6/26/2018	10/25/2017	7/21/2017
Sale Price		$156,333	$129,000	$105,000	$141,000	$114,000
Time Adj Sale Price		$157,900	$129,000	$108,400	$148,500	$121,000
TADJSP/SQFT		$111.91	$106.70	$89.66	$122.83	$100.08
Model Adjustments	$79,300	$89,400	$63,500	$63,100	$84,100	$58,900
Adjusted Sale Price		$147,800	$144,800	$124,600	$143,700	$141,400
Comparable Estimate	$140,500 ($90.82/SFLA)					

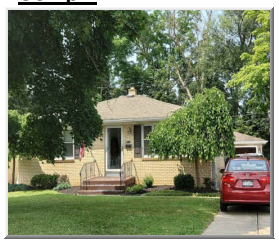
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.12-10-5	103.12-9-21	103.12-6-10	103.12-9-15	103.12-8-25	103.12-10-26
Owner	O'Connell, David W	Bennett, Stephen	Wodowski, Samuel W	Herrmann, Christopher	Hyman, Adrianna	Powers, Caitlin
Address	96 Canisius Ct	83 Canisius Ct	140 University Ave	59 Canisius Ct	43 Nardin Dr	115 University Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	58 x 105	55 x 118	60 x 150	68 x 103	52 x 125	66 x 100
Building Style	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod	04 Cape cod
Exterior Wall	03 Alum/vinyl	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1958 / 0	1956 / 0	1957 / 0	1958 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.5	1.5	1.5	1.5	1.5	1.5
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	806	806	806	806	806	806
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 300	0 200	0 0	0 200	0 403	0 0
SFLA	1209	1209	1209	1209	1209	1209
Att/Det Gar Sqft	374	280		528	440	440
Prior Land	$10,300					
Prior Total	$103,100					
Comp Land Estimate	$13,100	$13,300	$16,000	$14,200	$13,100	$13,800
Sale Date		11/20/2019	6/26/2018	10/25/2017	7/21/2017	10/28/2019
Sale Price		$129,000	$105,000	$141,000	$114,000	$119,900
Time Adj Sale Price		$129,000	$108,400	$148,500	$121,000	$119,900
TADJSP/SQFT		$106.70	$89.66	$122.83	$100.08	$99.17
Model Adjustments	$68,300	$63,500	$63,100	$84,100	$58,900	$66,900
Adjusted Sale Price		$133,800	$113,600	$132,700	$130,400	$121,300
Comparable Estimate	$126,400 ($104.55/SFLA)					

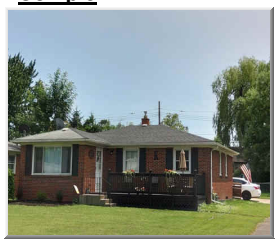
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-10-27	103.08-5-18	103.12-7-33	103.12-10-1	103.08-10-10	104.09-2-52
Owner	Butchart William S & W	Kellerman, Gary A	Vandegriff, Amanda	McDaniel, Michael	Kwiatek, Gregory M	Augustine, Ann M
Address	7 Colgate Dr	24 Cornell Dr	64 Harvard Ave	33 Harvard Ave	75 Irving Ter	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	60 x 128	89 x 140	50 x 150	77 x 150	60 x 130	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1961 / 0	1966 / 0	1953 / 0	1957 / 0	1959 / 0	1955 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1040	1015	984	1040	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 240	0 0	0 0	0 510	0 0	0 0
SFLA	1008	1040	1015	984	1040	1018
Att/Det Gar Sqft	440	308	352	440	308	308
Prior Land	$11,500					
Prior Total	$99,700					
Comp Land Estimate	$14,900	$18,700	$13,800	$18,200	$15,000	$13,800
Sale Date		4/11/2017	10/18/2019	4/20/2018	4/23/2019	4/12/2018
Sale Price		$97,500	$140,000	$161,000	$150,000	$126,500
Time Adj Sale Price		$99,800	$140,000	$167,100	$151,100	$131,300
TADJSP/SQFT		$95.96	$137.93	$169.82	$145.29	$128.98
Model Adjustments	$67,800	$53,300	$69,100	$92,500	$72,200	$68,800
Adjusted Sale Price		$114,300	$138,700	$142,400	$146,700	$130,300
Comparable Estimate	$134,500 ($133.43/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-21	103.08-5-16	103.08-7-59	103.08-5-8	103.08-5-15	104.05-1-12
Owner	Nunz William R Jr & Lis	Schopf, Steven J	Warmus, Amanda B	Whalen, Mary Jo	Millidge, Jessica P	Gurowicz, William J
Address	8 Colgate Dr	32 Cornell Dr	55 Dartmouth Dr	64 Cornell Dr	36 Cornell Dr	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 130	91 x 160	80 x 154	80 x 145	90 x 145	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1956 / 0	1956 / 0	1955 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1608	1486	1540	1536	1888	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1608	1486	1540	1536	1888	1422
Att/Det Gar Sqft	220	264	396		264	368
Prior Land	$14,500					
Prior Total	$116,900					
Comp Land Estimate	$18,100	$19,900	$18,900	$18,400	$19,100	$16,200
Sale Date		8/2/2019	1/22/2018	7/1/2019	8/27/2018	8/29/2019
Sale Price		$193,000	$151,500	$155,000	$155,000	$150,000
Time Adj Sale Price		$193,000	$158,400	$155,000	$159,300	$150,000
TADJSP/SQFT		$129.88	$102.86	$100.91	$84.38	$105.49
Model Adjustments	$89,800	$118,200	$88,600	$89,600	$94,100	$91,100
Adjusted Sale Price		$164,600	$159,600	$155,200	$155,000	$148,700
Comparable Estimate	$156,600 ($97.39/SFLA)					

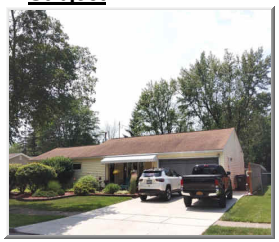
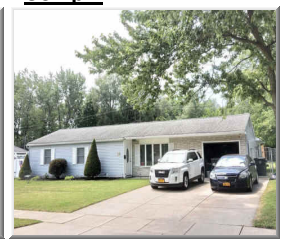
State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

Roll Year: 2020
Option : DPW_DS_ENPM_OPTIONS





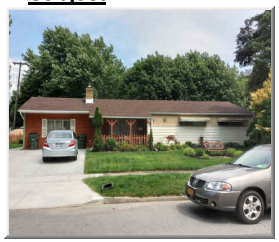
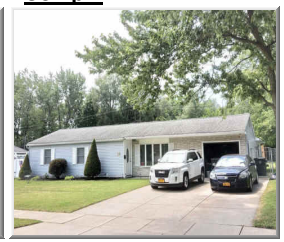
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-3-7	104.09-2-44	104.09-6-8	104.09-2-52	104.05-5-1	104.09-8-1
Owner	Werts David J & Tammy	Powell, Randy	Burger, Cody J	Augustine, Ann M	Adams, Charles E III	Kyler, Jeremy J
Address	51 2nd St	160 Harvard Ave	93 Princeton Ave	118 Harvard Ave	135 Irving Ter	147 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	45 x 125	51 x 150	50 x 226	50 x 150	74 x 159	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1964 / 0	1958 / 0	1954 / 0	1955 / 0	1957 / 0	1955 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	2 Fair
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 100	C Average 90	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	2	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	1 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	1054	1011	1018	1016	1095
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 400
SFLA	1008	1054	1011	1018	1016	1095
Att/Det Gar Sqft	280	440	368	308	280	576
Prior Land	$8,700					
Prior Total	$92,000					
Comp Land Estimate	$11,600	$14,000	$15,300	$13,800	$18,300	$13,800
Sale Date		8/9/2018	5/30/2018	4/12/2018	9/25/2017	4/6/2018
Sale Price		$147,000	$126,500	$126,500	$122,500	$111,300
Time Adj Sale Price		$151,100	$131,000	$131,300	$129,300	$115,500
TADJSP/SQFT		$143.36	$129.57	$128.98	$127.26	$105.48
Model Adjustments	$64,200	$74,300	$67,400	$68,800	$62,300	$58,300
Adjusted Sale Price		$141,000	$127,800	$126,700	$131,200	$121,400
Comparable Estimate	$129,600 ($128.57/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-20	103.08-5-16	103.08-7-59	103.08-5-8	103.08-5-15	103.08-5-7
Owner	Simon Arthur E & W	Schopf, Steven J	Warmus, Amanda B	Whalen, Mary Jo	Millidge, Jessica P	Pham, Thu Nguyen
Address	12 Colgate Dr	32 Cornell Dr	55 Dartmouth Dr	64 Cornell Dr	36 Cornell Dr	68 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	78 x 130	91 x 160	80 x 154	80 x 145	90 x 145	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1956 / 0	1956 / 0	1955 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1668	1486	1540	1536	1888	2046
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1668	1486	1540	1536	1888	2046
Att/Det Gar Sqft	468	264	396		264	528
Prior Land	$13,400					
Prior Total	$120,000					
Comp Land Estimate	$17,200	$19,900	$18,900	$18,400	$19,100	$18,400
Sale Date		8/2/2019	1/22/2018	7/1/2019	8/27/2018	4/21/2017
Sale Price		$193,000	$151,500	$155,000	$155,000	$180,000
Time Adj Sale Price		$193,000	$158,400	$155,000	$159,300	$184,200
TADJSP/SQFT		$129.88	$102.86	$100.91	$84.38	$90.03
Model Adjustments	$95,400	$118,200	$88,600	$89,600	$94,100	$119,000
Adjusted Sale Price		$170,200	$165,200	$160,800	$160,600	$160,600
Comparable Estimate	$163,500 ($98.02/SFLA)					

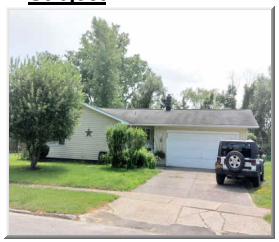
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-19	103.08-5-16	103.08-7-59	103.08-5-8	104.05-1-12	103.08-5-15
Owner	Garcia Michael R & Erin	Schopf, Steven J	Warmus, Amanda B	Whalen, Mary Jo	Gurowicz, William J	Millidge, Jessica P
Address	16 Colgate Dr	32 Cornell Dr	55 Dartmouth Dr	64 Cornell Dr	37 Rogers Dr	36 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 130	91 x 160	80 x 154	80 x 145	75 x 120	90 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	04 Composition	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1956 / 0	1956 / 0	1952 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0	1 Slab/pier 0
1st Sty Area	1520	1486	1540	1536	1422	1888
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1520	1486	1540	1536	1422	1888
Att/Det Gar Sqft	484	264	396		368	264
Prior Land	$14,500					
Prior Total	$115,000					
Comp Land Estimate	$18,100	$19,900	$18,900	$18,400	$16,200	$19,100
Sale Date		8/2/2019	1/22/2018	7/1/2019	8/29/2019	8/27/2018
Sale Price		$193,000	$151,500	$155,000	$150,000	$155,000
Time Adj Sale Price		$193,000	$158,400	$155,000	$150,000	$159,300
TADJSP/SQFT		$129.88	$102.86	$100.91	$105.49	$84.38
Model Adjustments	$87,800	$118,200	$88,600	$89,600	$91,100	$94,100
Adjusted Sale Price		$162,600	$157,600	$153,200	$146,700	$153,000
Comparable Estimate	$154,600 ($101.71/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-50	103.08-5-18	103.08-10-10	103.08-7-6	103.12-7-33	103.12-10-1
Owner	Budziszewski Ronald &	Kellerman, Gary A	Kwiatek, Gregory M	Wainwright, Corey L	Vandegriff, Amanda	McDaniel, Michael
Address	14 Cornell Dr	24 Cornell Dr	75 Irving Ter	299 French Rd	64 Harvard Ave	33 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	115 x 201	89 x 140	60 x 130	50 x 120	50 x 150	77 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1958 / 0	1966 / 0	1959 / 0	1957 / 0	1953 / 0	1957 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1140	1040	1040	1216	1015	984
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 510
SFLA	1140	1040	1040	1216	1015	984
Att/Det Gar Sqft	396	308	308	440	352	440
Prior Land	$20,000					
Prior Total	$108,600					
Comp Land Estimate	$23,100	$18,700	$15,000	$12,400	$13,800	$18,200
Sale Date		4/11/2017	4/23/2019	9/18/2019	10/18/2019	4/20/2018
Sale Price		$97,500	$150,000	$157,000	$140,000	$161,000
Time Adj Sale Price		$99,800	$151,100	$157,000	$140,000	$167,100
TADJSP/SQFT		$95.96	$145.29	$129.11	$137.93	$169.82
Model Adjustments	$71,900	$53,300	$72,200	$91,800	$69,100	$92,500
Adjusted Sale Price		$118,400	$150,800	$137,100	$142,800	$146,500
Comparable Estimate	$139,100 ($122.02/SFLA)					

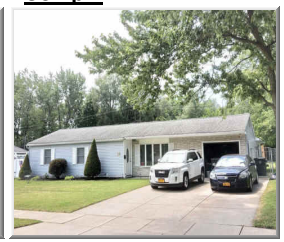
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-49	103.08-5-18	103.08-10-10	103.08-7-6	103.12-7-33	103.12-10-1
Owner	McMullen, Amanda M	Kellerman, Gary A	Kwiatek, Gregory M	Wainwright, Corey L	Vandegriff, Amanda	McDaniel, Michael
Address	18 Cornell Dr	24 Cornell Dr	75 Irving Ter	299 French Rd	64 Harvard Ave	33 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 145	89 x 140	60 x 130	50 x 120	50 x 150	77 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1966 / 0	1959 / 0	1957 / 0	1953 / 0	1957 / 0
Condition	3 Normal	2 Fair	3 Normal	4 Good	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1140	1040	1040	1216	1015	984
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 200	0 0	0 510
SFLA	1140	1040	1040	1216	1015	984
Att/Det Gar Sqft	364	308	308	440	352	440
Prior Land	$13,900					
Prior Total	$108,600					
Comp Land Estimate	$17,900	$18,700	$15,000	$12,400	$13,800	$18,200
Sale Date		4/11/2017	4/23/2019	9/18/2019	10/18/2019	4/20/2018
Sale Price		$97,500	$150,000	$157,000	$140,000	$161,000
Time Adj Sale Price		$99,800	$151,100	$157,000	$140,000	$167,100
TADJSP/SQFT		$95.96	$145.29	$129.11	$137.93	$169.82
Model Adjustments	$68,200	$53,300	$72,200	$91,800	$69,100	$92,500
Adjusted Sale Price		$114,700	$147,100	$133,400	$139,100	$142,800
Comparable Estimate	$135,400 ($118.77/SFLA)					

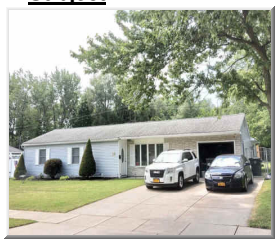
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-51	103.08-5-16	103.08-7-59	103.08-5-8	103.08-5-15	104.05-1-12
Owner	Heimiller Joan	Schopf, Steven J	Warmus, Amanda B	Whalen, Mary Jo	Millidge, Jessica P	Gurowicz, William J
Address	21 Cornell Dr	32 Cornell Dr	55 Dartmouth Dr	64 Cornell Dr	36 Cornell Dr	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	120 x 98	91 x 160	80 x 154	80 x 145	90 x 145	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1960 / 0	1957 / 0	1956 / 0	1956 / 0	1955 / 0	1952 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1536	1486	1540	1536	1888	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1536	1486	1540	1536	1888	1422
Att/Det Gar Sqft		264	396		264	368
Prior Land	$15,200					
Prior Total	$110,000					
Comp Land Estimate	$17,300	$19,900	$18,900	$18,400	$19,100	$16,200
Sale Date		8/2/2019	1/22/2018	7/1/2019	8/27/2018	8/29/2019
Sale Price		$193,000	$151,500	$155,000	$155,000	$150,000
Time Adj Sale Price		$193,000	$158,400	$155,000	$159,300	$150,000
TADJSP/SQFT		$129.88	$102.86	$100.91	$84.38	$105.49
Model Adjustments	$85,700	$118,200	$88,600	$89,600	$94,100	$91,100
Adjusted Sale Price		$160,500	$155,500	$151,100	$150,900	$144,600
Comparable Estimate	$152,500 ($99.28/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-18	103.08-5-18	103.08-10-10	103.12-7-33	103.12-10-1	103.08-7-35
Owner	Kellerman, Gary A	Kellerman, Gary A	Kwiatek, Gregory M	Vandegriff, Amanda	McDaniel, Michael	Brownson, Ian J
Address	24 Cornell Dr	24 Cornell Dr	75 Irving Ter	64 Harvard Ave	33 Harvard Ave	54 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	89 x 140	89 x 140	60 x 130	50 x 150	77 x 150	53 x 249
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1966 / 0	1966 / 0	1959 / 0	1953 / 0	1957 / 0	1960 / 0
Condition	2 Fair	2 Fair	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 90
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	2
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1040	1040	1040	1015	984	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 510	0 336
SFLA	1040	1040	1040	1015	984	952
Att/Det Gar Sqft	308	308	308	352	440	
Prior Land	$15,000					
Prior Total	$104,100					
Comp Land Estimate	$18,700	$18,700	$15,000	$13,800	$18,200	$16,200
Sale Date		4/11/2017	4/23/2019	10/18/2019	4/20/2018	2/14/2017
Sale Price		$97,500	$150,000	$140,000	$161,000	$112,000
Time Adj Sale Price		$99,800	$151,100	$140,000	$167,100	$114,800
TADJSP/SQFT		$95.96	$145.29	$137.93	$169.82	$120.59
Model Adjustments	$53,300	$53,300	$72,200	$69,100	$92,500	$53,900
Adjusted Sale Price		$99,800	$132,200	$124,200	$127,900	$114,200
Comparable Estimate	$119,700 ($115.1/SFLA)					

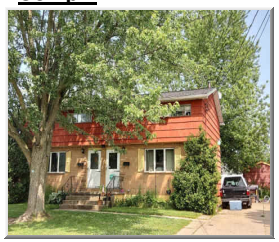


	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-17	103.08-5-18	103.12-7-33	103.08-10-10	103.12-10-1	103.08-7-6
Owner	Kestel, Steven	Kellerman, Gary A	Vandegriff, Amanda	Kwiatek, Gregory M	McDaniel, Michael	Wainwright, Corey L
Address	28 Cornell Dr	24 Cornell Dr	64 Harvard Ave	75 Irving Ter	33 Harvard Ave	299 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	98 x 185	89 x 140	50 x 150	60 x 130	77 x 150	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1956 / 0	1966 / 0	1953 / 0	1959 / 0	1957 / 0	1957 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	4 Good	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1144	1040	1015	1040	984	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 510	0 200
SFLA	1144	1040	1015	1040	984	1216
Att/Det Gar Sqft	480	308	352	308	440	440
Prior Land	$17,600					
Prior Total	$113,600					
Comp Land Estimate	$21,300	$18,700	$13,800	$15,000	$18,200	$12,400
Sale Date		4/11/2017	10/18/2019	4/23/2019	4/20/2018	9/18/2019
Sale Price		$97,500	$140,000	$150,000	$161,000	$157,000
Time Adj Sale Price		$99,800	$140,000	$151,100	$167,100	$157,000
TADJSP/SQFT		$95.96	$137.93	$145.29	$169.82	$129.11
Model Adjustments	$80,500	$53,300	$69,100	$72,200	$92,500	$91,800
Adjusted Sale Price		$127,000	$151,400	$159,400	$155,100	$145,700
Comparable Estimate	$147,700 ($129.11/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-16	103.08-5-16	103.08-5-8	103.08-7-59	103.08-5-15	104.05-1-12
Owner	Schopf, Steven J	Schopf, Steven J	Whalen, Mary Jo	Warmus, Amanda B	Millidge, Jessica P	Gurowicz, William J
Address	32 Cornell Dr	32 Cornell Dr	64 Cornell Dr	55 Dartmouth Dr	36 Cornell Dr	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	91 x 160	91 x 160	80 x 145	80 x 154	90 x 145	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1957 / 0	1956 / 0	1956 / 0	1955 / 0	1952 / 0
Condition	4 Good	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 110	C Average 100	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	2 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1486	1486	1536	1540	1888	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1486	1486	1536	1540	1888	1422
Att/Det Gar Sqft	264	264		396	264	368
Prior Land	$16,000					
Prior Total	$110,000					
Comp Land Estimate	$19,900	$19,900	$18,400	$18,900	$19,100	$16,200
Sale Date		8/2/2019	7/1/2019	1/22/2018	8/27/2018	8/29/2019
Sale Price		$193,000	$155,000	$151,500	$155,000	$150,000
Time Adj Sale Price		$193,000	$155,000	$158,400	$159,300	$150,000
TADJSP/SQFT		$129.88	$100.91	$102.86	$84.38	$105.49
Model Adjustments	$118,200	$118,200	$89,600	$88,600	$94,100	$91,100
Adjusted Sale Price		$193,000	$183,600	$188,000	$183,400	$177,100
Comparable Estimate	$185,000 ($124.5/SFLA)					

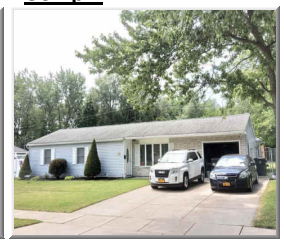
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-15	103.08-5-15	103.08-5-7	103.08-5-16	103.08-5-8	103.08-7-59
Owner	Millidge, Jessica P	Millidge, Jessica P	Pham, Thu Nguyen	Schopf, Steven J	Whalen, Mary Jo	Warmus, Amanda B
Address	36 Cornell Dr	36 Cornell Dr	68 Cornell Dr	32 Cornell Dr	64 Cornell Dr	55 Dartmouth Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	90 x 145	90 x 145	80 x 145	91 x 160	80 x 145	80 x 154
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1955 / 0	1956 / 0	1957 / 0	1956 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 110	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	2 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1888	1888	2046	1486	1536	1540
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1888	1888	2046	1486	1536	1540
Att/Det Gar Sqft	264	264	528	264		396
Prior Land	$15,500					
Prior Total	$125,000					
Comp Land Estimate	$19,100	$19,100	$18,400	$19,900	$18,400	$18,900
Sale Date		8/27/2018	4/21/2017	8/2/2019	7/1/2019	1/22/2018
Sale Price		$155,000	$180,000	$193,000	$155,000	$151,500
Time Adj Sale Price		$159,300	$184,200	$193,000	$155,000	$158,400
TADJSP/SQFT		$84.38	$90.03	$129.88	$100.91	$102.86
Model Adjustments	$94,100	$94,100	$119,000	$118,200	$89,600	$88,600
Adjusted Sale Price		$159,300	$159,300	$168,900	$159,500	$163,900
Comparable Estimate	$162,200 ($85.91/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-14	103.08-5-8	103.08-5-16	103.08-7-59	103.08-5-15	104.05-1-12
Owner	Braven Timothy & Tiffar	Whalen, Mary Jo	Schopf, Steven J	Warmus, Amanda B	Millidge, Jessica P	Gurowicz, William J
Address	40 Cornell Dr	64 Cornell Dr	32 Cornell Dr	55 Dartmouth Dr	36 Cornell Dr	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	80 x 145	91 x 160	80 x 154	90 x 145	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1956 / 0	1957 / 0	1956 / 0	1955 / 0	1952 / 0
Condition	2 Fair	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1535	1536	1486	1540	1888	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1535	1536	1486	1540	1888	1422
Att/Det Gar Sqft	396		264	396	264	368
Prior Land	$14,400					
Prior Total	$116,000					
Comp Land Estimate	$18,400	$18,400	$19,900	$18,900	$19,100	$16,200
Sale Date		7/1/2019	8/2/2019	1/22/2018	8/27/2018	8/29/2019
Sale Price		$155,000	$193,000	$151,500	$155,000	$150,000
Time Adj Sale Price		$155,000	$193,000	$158,400	$159,300	$150,000
TADJSP/SQFT		$100.91	$129.88	$102.86	$84.38	$105.49
Model Adjustments	$72,900	$89,600	$118,200	$88,600	$94,100	$91,100
Adjusted Sale Price		$138,300	$147,700	$142,700	$138,100	$131,800
Comparable Estimate	$139,700 ($91.01/SFLA)					



	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-7-12	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Vester, Brian E	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	21 3rd St	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	72 x 125	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1964 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$12,400					
Prior Total	$115,000					
Comp Land Estimate	$16,200	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$81,300	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$150,500	$137,300	$146,100	$164,900	$165,300
Comparable Estimate	$152,800 ($77.96/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

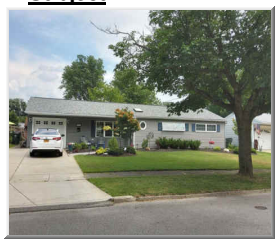
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-13	103.08-5-8	103.08-5-16	103.08-7-59	103.08-5-15	104.05-1-12
Owner	Bunch, Laurie A	Whalen, Mary Jo	Schopf, Steven J	Warmus, Amanda B	Millidge, Jessica P	Gurowicz, William J
Address	44 Cornell Dr	64 Cornell Dr	32 Cornell Dr	55 Dartmouth Dr	36 Cornell Dr	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	80 x 145	91 x 160	80 x 154	90 x 145	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1957 / 0	1956 / 0	1955 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1546	1536	1486	1540	1888	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1546	1536	1486	1540	1888	1422
Att/Det Gar Sqft	242		264	396	264	368
Prior Land	$14,400					
Prior Total	$106,000					
Comp Land Estimate	$18,400	$18,400	$19,900	$18,900	$19,100	$16,200
Sale Date		7/1/2019	8/2/2019	1/22/2018	8/27/2018	8/29/2019
Sale Price		$155,000	$193,000	$151,500	$155,000	$150,000
Time Adj Sale Price		$155,000	$193,000	$158,400	$159,300	$150,000
TADJSP/SQFT		$100.91	$129.88	$102.86	$84.38	$105.49
Model Adjustments	$88,200	$89,600	$118,200	$88,600	$94,100	$91,100
Adjusted Sale Price		$153,600	$163,000	$158,000	$153,400	$147,100
Comparable Estimate	$155,000 ($100.26/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-12	103.08-5-8	103.08-7-59	103.08-5-16	103.08-5-15	104.05-1-12
Owner	Stevens, Benjamin Paul	Whalen, Mary Jo	Warmus, Amanda B	Schopf, Steven J	Millidge, Jessica P	Gurowicz, William J
Address	48 Cornell Dr	64 Cornell Dr	55 Dartmouth Dr	32 Cornell Dr	36 Cornell Dr	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	80 x 145	80 x 154	91 x 160	90 x 145	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1955 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / Y	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1536	1536	1540	1486	1888	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1536	1536	1540	1486	1888	1422
Att/Det Gar Sqft	528		396	264	264	368
Prior Land	$14,400					
Prior Total	$116,000					
Comp Land Estimate	$18,400	$18,400	$18,900	$19,900	$19,100	$16,200
Sale Date		7/1/2019	1/22/2018	8/2/2019	8/27/2018	8/29/2019
Sale Price		$155,000	$151,500	$193,000	$155,000	$150,000
Time Adj Sale Price		$155,000	$158,400	$193,000	$159,300	$150,000
TADJSP/SQFT		$100.91	$102.86	$129.88	$84.38	$105.49
Model Adjustments	$95,900	$89,600	$88,600	$118,200	$94,100	$91,100
Adjusted Sale Price		$161,300	$165,700	$170,700	$161,100	$154,800
Comparable Estimate	$162,700 ($105.92/SFLA)					

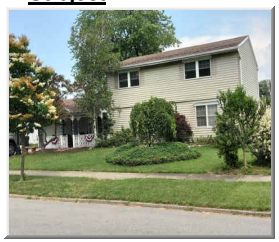
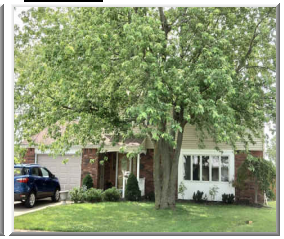
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-11	103.08-7-6	103.08-5-16	103.08-5-8	104.05-1-1	103.08-7-15
Owner	Maley, Christine V	Wainwright, Corey L	Schopf, Steven J	Whalen, Mary Jo	Hernandez, Gilbert	Galioto, James R
Address	52 Cornell Dr	299 French Rd	32 Cornell Dr	64 Cornell Dr	201 Irving Ter	339 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	50 x 120	91 x 160	80 x 145	60 x 120	50 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 0
Condition	3 Normal	4 Good	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	4
Full/Half Baths	1 / 1	1 / 0	2 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1294	1216	1486	1536	1274	1216
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 0	0 400
SFLA	1294	1216	1486	1536	1274	1216
Att/Det Gar Sqft	242	440	264		338	352
Prior Land	$14,400					
Prior Total	$98,100					
Comp Land Estimate	$18,400	$12,400	$19,900	$18,400	$14,400	$12,400
Sale Date		9/18/2019	8/2/2019	7/1/2019	8/21/2019	7/20/2018
Sale Price		$157,000	$193,000	$155,000	$149,500	$120,000
Time Adj Sale Price		$157,000	$193,000	$155,000	$149,500	$123,600
TADJSP/SQFT		$129.11	$129.88	$100.91	$117.35	$101.64
Model Adjustments	$75,400	$91,800	$118,200	$89,600	$81,900	$72,000
Adjusted Sale Price		$140,600	$150,200	$140,800	$143,000	$127,000
Comparable Estimate	$140,300 ($108.42/SFLA)					

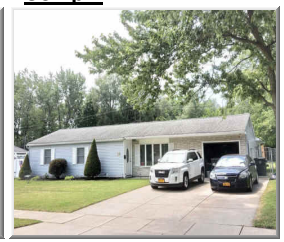
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-13	103.08-7-35	103.08-5-18	103.08-10-10	103.12-7-33	103.12-10-1
Owner	Krathaus, Thomas J	Brownson, Ian J	Kellerman, Gary A	Kwiatek, Gregory M	Vandegriff, Amanda	McDaniel, Michael
Address	53 Cornell Dr	54 Morris Cir	24 Cornell Dr	75 Irving Ter	64 Harvard Ave	33 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 145	53 x 249	89 x 140	60 x 130	50 x 150	77 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1957 / 0	1960 / 0	1966 / 0	1959 / 0	1953 / 0	1957 / 0
Condition	3 Normal	3 Normal	2 Fair	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	2	3	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1008	952	1040	1040	1015	984
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 336	0 0	0 0	0 0	0 510
SFLA	1008	952	1040	1040	1015	984
Att/Det Gar Sqft	440		308	308	352	440
Prior Land	$13,900					
Prior Total	$97,800					
Comp Land Estimate	$17,900	$16,200	$18,700	$15,000	$13,800	$18,200
Sale Date		2/14/2017	4/11/2017	4/23/2019	10/18/2019	4/20/2018
Sale Price		$112,000	$97,500	$150,000	$140,000	$161,000
Time Adj Sale Price		$114,800	$99,800	$151,100	$140,000	$167,100
TADJSP/SQFT		$120.59	$95.96	$145.29	$137.93	$169.82
Model Adjustments	$61,400	$53,900	$53,300	$72,200	$69,100	$92,500
Adjusted Sale Price		$122,300	$107,900	$140,300	$132,300	$136,000
Comparable Estimate	$127,800 ($126.79/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-10	103.08-7-6	103.08-5-8	103.08-5-16	103.08-7-15	104.05-1-1
Owner	Dimitri, Dorothy	Wainwright, Corey L	Whalen, Mary Jo	Schopf, Steven J	Galioto, James R	Hernandez, Gilbert
Address	56 Cornell Dr	299 French Rd	64 Cornell Dr	32 Cornell Dr	339 French Rd	201 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	50 x 120	80 x 145	91 x 160	50 x 120	60 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1957 / 0	1956 / 0	1955 / 0
Condition	3 Normal	4 Good	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0	4 Full 0	4 Full 0
1st Sty Area	1294	1216	1536	1486	1216	1274
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 0	0 400	0 0
SFLA	1294	1216	1536	1486	1216	1274
Att/Det Gar Sqft	242	440		264	352	338
Prior Land	$14,400					
Prior Total	$98,100					
Comp Land Estimate	$18,400	$12,400	$18,400	$19,900	$12,400	$14,400
Sale Date		9/18/2019	7/1/2019	8/2/2019	7/20/2018	8/21/2019
Sale Price		$157,000	$155,000	$193,000	$120,000	$149,500
Time Adj Sale Price		$157,000	$155,000	$193,000	$123,600	$149,500
TADJSP/SQFT		$129.11	$100.91	$129.88	$101.64	$117.35
Model Adjustments	$73,900	$91,800	$89,600	$118,200	$72,000	$81,900
Adjusted Sale Price		$139,100	$139,300	$148,700	$125,500	$141,500
Comparable Estimate	$138,800 ($107.26/SFLA)					

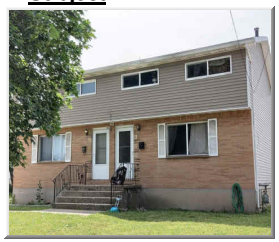
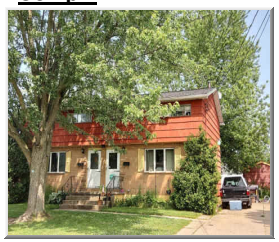
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-14	103.08-5-18	103.08-10-10	103.08-7-35	103.12-7-33	104.09-2-52
Owner	Kisker, Donald E	Kellerman, Gary A	Kwiatek, Gregory M	Brownson, Ian J	Vandegriff, Amanda	Augustine, Ann M
Address	57 Cornell Dr	24 Cornell Dr	75 Irving Ter	54 Morris Cir	64 Harvard Ave	118 Harvard Ave
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 145	89 x 140	60 x 130	53 x 249	50 x 150	50 x 150
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	02 Brick	02 Brick
Year Built/Eff Yr Built	1955 / 0	1966 / 0	1959 / 0	1960 / 0	1953 / 0	1955 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 90	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	2	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	1 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1048	1040	1040	952	1015	1018
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 336	0 0	0 0
SFLA	1048	1040	1040	952	1015	1018
Att/Det Gar Sqft	460	308	308		352	308
Prior Land	$13,900					
Prior Total	$105,000					
Comp Land Estimate	$17,900	$18,700	$15,000	$16,200	$13,800	$13,800
Sale Date		4/11/2017	4/23/2019	2/14/2017	10/18/2019	4/12/2018
Sale Price		$97,500	$150,000	$112,000	$140,000	$126,500
Time Adj Sale Price		$99,800	$151,100	$114,800	$140,000	$131,300
TADJSP/SQFT		$95.96	$145.29	$120.59	$137.93	$128.98
Model Adjustments	$63,700	$53,300	$72,200	$53,900	$69,100	$68,800
Adjusted Sale Price		$110,200	$142,600	$124,600	$134,600	$126,200
Comparable Estimate	$127,600 ($121.76/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-9	103.08-7-6	103.08-5-18	103.08-7-15	103.08-10-10	103.08-7-35
Owner	Kocialski, Carol	Wainwright, Corey L	Kellerman, Gary A	Galioto, James R	Kwiatek, Gregory M	Brownson, Ian J
Address	60 Cornell Dr	299 French Rd	24 Cornell Dr	339 French Rd	75 Irving Ter	54 Morris Cir
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	50 x 120	89 x 140	50 x 120	60 x 130	53 x 249
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1966 / 0	1956 / 0	1959 / 0	1960 / 0
Condition	3 Normal	4 Good	2 Fair	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 100	C Average 90
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	2
Full/Half Baths	1 / 0	1 / 0	1 / 0	1 / 1	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1140	1216	1040	1216	1040	952
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 0	0 400	0 0	0 336
SFLA	1140	1216	1040	1216	1040	952
Att/Det Gar Sqft	396	440	308	352	308	
Prior Land	$14,400					
Prior Total	$111,000					
Comp Land Estimate	$18,400	$12,400	$18,700	$12,400	$15,000	$16,200
Sale Date		9/18/2019	4/11/2017	7/20/2018	4/23/2019	2/14/2017
Sale Price		$157,000	$97,500	$120,000	$150,000	$112,000
Time Adj Sale Price		$157,000	$99,800	$123,600	$151,100	$114,800
TADJSP/SQFT		$129.11	$95.96	$101.64	$145.29	$120.59
Model Adjustments	$67,900	$91,800	$53,300	$72,000	$72,200	$53,900
Adjusted Sale Price		$133,100	$114,400	$119,500	$146,800	$128,800
Comparable Estimate	$128,500 ($112.72/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-15	103.08-10-17	103.16-2-42	103.16-2-9	103.16-2-21	92.20-9-37.12
Owner	Bonus, Jason S Sr	Manhardt, Stephanie L	McDowell, Jerell R	Schadel, Robert F	Rudnick, Jeffrey A	Pomietlasz, Richard
Address	61 Cornell Dr	2996 George Urban Blv	19 Chateau Ct	86 Chateau Ct	130 Chateau Ct	212 French Rd
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	206	206	206	201
School Code	143007	143007	143007	143007	143007	145201
Site No.	1	1	1	1	1	1
Land Size	76 x 145	45 x 128	68 x 115	45 x 168	65 x 112	64 x 152
Building Style	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial	05 Colonial
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1958 / 0	1967 / 0	1969 / 0	1968 / 0	1993 / 0
Condition	4 Good	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 110	C Average 110	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	2 / Y	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	5	3	4	4	4	3
Full/Half Baths	2 / 0	2 / 0	1 / 1	1 / 1	1 / 1	2 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1564	746	986	810	924	680
2nd Sty Area	850	675	870	870	841	1160
Fin Bsmt/Fin Rec Rm	0 0	0 364	0 700	0 0	0 300	0 0
SFLA	2414	1421	1856	1680	1765	1840
Att/Det Gar Sqft	280	352	352	330	352	730
Prior Land	$13,900					
Prior Total	$159,600					
Comp Land Estimate	$17,900	$11,800	$15,900	$14,100	$15,200	$17,900
Sale Date		2/3/2017	6/5/2018	5/20/2019	12/15/2017	3/28/2019
Sale Price		$120,000	$170,000	$195,000	$165,000	$209,900
Time Adj Sale Price		$123,000	$175,600	$196,000	$172,900	$212,000
TADJSP/SQFT		$86.56	$94.61	$116.67	$97.96	$115.22
Model Adjustments	$145,700	$77,400	$111,800	$120,200	$106,000	$116,400
Adjusted Sale Price		$191,300	$209,500	$221,500	$212,600	$241,300
Comparable Estimate	$215,200 ($89.15/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-8	103.08-5-8	103.08-7-59	103.08-5-16	103.08-5-15	104.05-1-12
Owner	Whalen, Mary Jo	Whalen, Mary Jo	Warmus, Amanda B	Schopf, Steven J	Millidge, Jessica P	Gurowicz, William J
Address	64 Cornell Dr	64 Cornell Dr	55 Dartmouth Dr	32 Cornell Dr	36 Cornell Dr	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	80 x 145	80 x 154	91 x 160	90 x 145	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1955 / 0	1952 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	2 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1536	1536	1540	1486	1888	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1536	1536	1540	1486	1888	1422
Att/Det Gar Sqft			396	264	264	368
Prior Land	$14,400					
Prior Total	$112,000					
Comp Land Estimate	$18,400	$18,400	$18,900	$19,900	$19,100	$16,200
Sale Date		7/1/2019	1/22/2018	8/2/2019	8/27/2018	8/29/2019
Sale Price		$155,000	$151,500	$193,000	$155,000	$150,000
Time Adj Sale Price		$155,000	$158,400	$193,000	$159,300	$150,000
TADJSP/SQFT		$100.91	$102.86	$129.88	$84.38	$105.49
Model Adjustments	$89,600	$89,600	$88,600	$118,200	$94,100	$91,100
Adjusted Sale Price		$155,000	$159,400	$164,400	$154,800	$148,500
Comparable Estimate	$156,400 ($101.82/SFLA)					

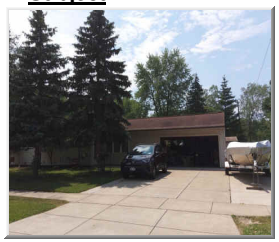
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-16	103.08-7-6	103.08-7-15	104.05-1-1	103.08-5-8	103.08-7-59
Owner	Newman Mark A & Judit	Wainwright, Corey L	Galioto, James R	Hernandez, Gilbert	Whalen, Mary Jo	Warmus, Amanda B
Address	65 Cornell Dr	299 French Rd	339 French Rd	201 Irving Ter	64 Cornell Dr	55 Dartmouth Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	50 x 120	50 x 120	60 x 120	80 x 145	80 x 154
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1956 / 0	1955 / 0	1956 / 0	1956 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	4	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1240	1216	1216	1274	1536	1540
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 400	0 0	0 0	0 0
SFLA	1240	1216	1216	1274	1536	1540
Att/Det Gar Sqft	240	440	352	338		396
Prior Land	$14,400					
Prior Total	$112,000					
Comp Land Estimate	$18,400	$12,400	$12,400	$14,400	$18,400	$18,900
Sale Date		9/18/2019	7/20/2018	8/21/2019	7/1/2019	1/22/2018
Sale Price		$157,000	$120,000	$149,500	$155,000	$151,500
Time Adj Sale Price		$157,000	$123,600	$149,500	$155,000	$158,400
TADJSP/SQFT		$129.11	$101.64	$117.35	$100.91	$102.86
Model Adjustments	$71,100	$91,800	$72,000	$81,900	$89,600	$88,600
Adjusted Sale Price		$136,300	$122,700	$138,700	$136,500	$140,900
Comparable Estimate	$135,000 ($108.87/SFLA)					

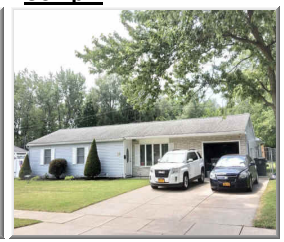



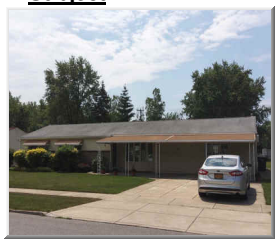
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	104.09-6-16	104.09-7-16	104.09-8-11	104.61-6-3	103.68-3-9	115.05-11-21
Owner	Starr, Gregory A	Lipczynski, Douglas M	Simmeth, Frank R	Rizzi, Michael	Yemelyanov, Alex	Young, Michael T
Address	22 3rd St	45 3rd St	15 4th St	167 Gould Ave	106 Lackawanna Ave	37 Ellington St
Property Class	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res	220 2 Family Res
Neighborhood	205	205	205	206	206	206
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	66 x 124	101 x 125	73 x 150	70 x 140	60 x 115	72 x 111
Building Style	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex	12 Duplex
Exterior Wall	03 Alum/vinyl	01 Wood	02 Brick	03 Alum/vinyl	02 Brick	03 Alum/vinyl
Year Built/Eff Yr Built	1965 / 0	1954 / 0	1965 / 0	1959 / 0	1964 / 0	1967 / 0
Condition	3 Normal	2 Fair	3 Normal	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air No	3 Hot wtr/stm No	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	2.0	2.0	2.0	2.0	2.0	2.0
Bedrooms	6	6	6	4	6	6
Full/Half Baths	2 / 0	2 / 0	2 / 2	2 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	960	960	1157	816	1260	1040
2nd Sty Area	1000	1000	1215	816	1260	1040
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1960	1960	2372	1632	2520	2080
Att/Det Gar Sqft			525	576	640	440
Prior Land	$11,900					
Prior Total	$115,000					
Comp Land Estimate	$15,400	$18,400	$17,700	$17,900	$14,500	$16,200
Sale Date		7/31/2017	7/13/2018	10/17/2017	8/13/2018	8/29/2018
Sale Price		$110,000	$160,000	$133,900	$188,000	$171,000
Time Adj Sale Price		$116,700	$164,800	$141,000	$193,200	$175,700
TADJSP/SQFT		$59.54	$69.48	$86.40	$76.67	$84.47
Model Adjustments	$81,000	$47,500	$108,800	$76,200	$109,600	$91,700
Adjusted Sale Price		$150,200	$137,000	$145,800	$164,600	$165,000
Comparable Estimate	$152,500 ($77.81/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-7	103.08-5-7	103.08-5-15	103.08-5-8	103.08-7-59	103.08-5-16
Owner	Pham Thu Nguyen	Pham, Thu Nguyen	Millidge, Jessica P	Whalen, Mary Jo	Warmus, Amanda B	Schopf, Steven J
Address	68 Cornell Dr	68 Cornell Dr	36 Cornell Dr	64 Cornell Dr	55 Dartmouth Dr	32 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	80 x 145	90 x 145	80 x 145	80 x 154	91 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1955 / 0	1956 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	1 / N	1 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 1	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	2046	2046	1888	1536	1540	1486
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	2046	2046	1888	1536	1540	1486
Att/Det Gar Sqft	528	528	264		396	264
Prior Land	$14,400					
Prior Total	$136,800					
Comp Land Estimate	$18,400	$18,400	$19,100	$18,400	$18,900	$19,900
Sale Date		4/21/2017	8/27/2018	7/1/2019	1/22/2018	8/2/2019
Sale Price		$180,000	$155,000	$155,000	$151,500	$193,000
Time Adj Sale Price		$184,200	$159,300	$155,000	$158,400	$193,000
TADJSP/SQFT		$90.03	$84.38	$100.91	$102.86	$129.88
Model Adjustments	$119,000	$119,000	$94,100	$89,600	$88,600	$118,200
Adjusted Sale Price		$184,200	$184,200	$184,400	$188,800	$193,800
Comparable Estimate	$187,100 ($91.45/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-17	103.08-7-6	103.08-7-15	103.08-7-35	103.08-5-18	103.08-10-10
Owner	Wiepert, Steven P	Wainwright, Corey L	Galioto, James R	Brownson, Ian J	Kellerman, Gary A	Kwiatek, Gregory M
Address	69 Cornell Dr	299 French Rd	339 French Rd	54 Morris Cir	24 Cornell Dr	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	80 x 145	50 x 120	50 x 120	53 x 249	89 x 140	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1955 / 0	1957 / 0	1956 / 0	1960 / 0	1966 / 0	1959 / 0
Condition	3 Normal	4 Good	3 Normal	3 Normal	2 Fair	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	2	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1167	1216	1216	952	1040	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 400	0 336	0 0	0 0
SFLA	1167	1216	1216	952	1040	1040
Att/Det Gar Sqft	460	440	352		308	308
Prior Land	$14,400					
Prior Total	$112,000					
Comp Land Estimate	$18,400	$12,400	$12,400	$16,200	$18,700	$15,000
Sale Date		9/18/2019	7/20/2018	2/14/2017	4/11/2017	4/23/2019
Sale Price		$157,000	$120,000	$112,000	$97,500	$150,000
Time Adj Sale Price		$157,000	$123,600	$114,800	$99,800	$151,100
TADJSP/SQFT		$129.11	$101.64	$120.59	$95.96	$145.29
Model Adjustments	$70,200	$91,800	$72,000	$53,900	$53,300	$72,200
Adjusted Sale Price		$135,400	$121,800	$131,100	$116,700	$149,100
Comparable Estimate	$130,800 ($112.08/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-6	103.08-7-6	103.08-7-15	103.08-5-18	103.08-7-35	103.08-10-10
Owner	Mallory, Robert W	Wainwright, Corey L	Galioto, James R	Kellerman, Gary A	Brownson, Ian J	Kwiatek, Gregory M
Address	72 Cornell Dr	299 French Rd	339 French Rd	24 Cornell Dr	54 Morris Cir	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	84 x 145	50 x 120	50 x 120	89 x 140	53 x 249	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1957 / 0	1956 / 0	1966 / 0	1960 / 0	1959 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	0 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	2	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0	4 Full 0
1st Sty Area	1140	1216	1216	1040	952	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 400	0 0	0 336	0 0
SFLA	1140	1216	1216	1040	952	1040
Att/Det Gar Sqft	396	440	352	308		308
Prior Land	$14,800					
Prior Total	$99,900					
Comp Land Estimate	$18,700	$12,400	$12,400	$18,700	$16,200	$15,000
Sale Date		9/18/2019	7/20/2018	4/11/2017	2/14/2017	4/23/2019
Sale Price		$157,000	$120,000	$97,500	$112,000	$150,000
Time Adj Sale Price		$157,000	$123,600	$99,800	$114,800	$151,100
TADJSP/SQFT		$129.11	$101.64	$95.96	$120.59	$145.29
Model Adjustments	$68,200	$91,800	$72,000	$53,300	$53,900	$72,200
Adjusted Sale Price		$133,400	$119,800	$114,700	$129,100	$147,100
Comparable Estimate	$128,800 ($112.98/SFLA)					

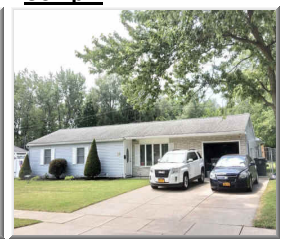
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-18	103.08-5-8	103.08-7-59	103.08-5-16	103.08-5-15	103.08-5-7
Owner	Pawlowski, Chester F	Whalen, Mary Jo	Warmus, Amanda B	Schopf, Steven J	Millidge, Jessica P	Pham, Thu Nguyen
Address	73 Cornell Dr	64 Cornell Dr	55 Dartmouth Dr	32 Cornell Dr	36 Cornell Dr	68 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	84 x 145	80 x 145	80 x 154	91 x 160	90 x 145	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1956 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1624	1536	1540	1486	1888	2046
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1624	1536	1540	1486	1888	2046
Att/Det Gar Sqft			396	264	264	528
Prior Land	$14,800					
Prior Total	$110,000					
Comp Land Estimate	$18,700	$18,400	$18,900	$19,900	$19,100	$18,400
Sale Date		7/1/2019	1/22/2018	8/2/2019	8/27/2018	4/21/2017
Sale Price		$155,000	$151,500	$193,000	$155,000	$180,000
Time Adj Sale Price		$155,000	$158,400	$193,000	$159,300	$184,200
TADJSP/SQFT		$100.91	$102.86	$129.88	$84.38	$90.03
Model Adjustments	$88,000	$89,600	$88,600	$118,200	$94,100	$119,000
Adjusted Sale Price		$153,400	$157,800	$162,800	$153,200	$153,200
Comparable Estimate	$156,100 ($96.12/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-5	103.08-5-7	103.08-5-15	103.08-5-8	103.08-7-59	103.08-5-16
Owner	Stenoff James & W	Pham, Thu Nguyen	Millidge, Jessica P	Whalen, Mary Jo	Warmus, Amanda B	Schopf, Steven J
Address	76 Cornell Dr	68 Cornell Dr	36 Cornell Dr	64 Cornell Dr	55 Dartmouth Dr	32 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	84 x 145	80 x 145	90 x 145	80 x 145	80 x 154	91 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1956 / 0	1955 / 0	1956 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 1	1 / 0	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1932	2046	1888	1536	1540	1486
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1932	2046	1888	1536	1540	1486
Att/Det Gar Sqft		528	264		396	264
Prior Land	$14,800					
Prior Total	$125,500					
Comp Land Estimate	$18,700	$18,400	$19,100	$18,400	$18,900	$19,900
Sale Date		4/21/2017	8/27/2018	7/1/2019	1/22/2018	8/2/2019
Sale Price		$180,000	$155,000	$155,000	$151,500	$193,000
Time Adj Sale Price		$184,200	$159,300	$155,000	$158,400	$193,000
TADJSP/SQFT		$90.03	$84.38	$100.91	$102.86	$129.88
Model Adjustments	$103,900	$119,000	$94,100	$89,600	$88,600	$118,200
Adjusted Sale Price		$169,100	$169,100	$169,300	$173,700	$178,700
Comparable Estimate	$172,000 ($89.03/SFLA)					

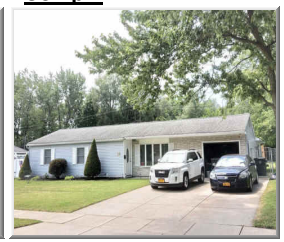
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-5-4	103.08-5-15	103.08-5-7	103.08-5-8	103.08-7-59	103.08-5-16
Owner	Davies, Justin	Millidge, Jessica P	Pham, Thu Nguyen	Whalen, Mary Jo	Warmus, Amanda B	Schopf, Steven J
Address	80 Cornell Dr	36 Cornell Dr	68 Cornell Dr	64 Cornell Dr	55 Dartmouth Dr	32 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	84 x 145	90 x 145	80 x 145	80 x 145	80 x 154	91 x 160
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1956 / 0	1955 / 0	1956 / 0	1956 / 0	1956 / 0	1957 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	3 Normal	4 Good
Grade/Grade Adj	C Average	C Average 90	C Average 100	C Average 100	C Average 100	C Average 110
Heat Type/Central Air	2 Hot air Yes	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	1 / N	1 / N	1 / N	0 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 1	1 / 0	1 / 1	2 / 0	1 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1904	1888	2046	1536	1540	1486
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1904	1888	2046	1536	1540	1486
Att/Det Gar Sqft	1,008	264	528		396	264
Prior Land	$14,800					
Prior Total	$150,600					
Comp Land Estimate	$18,700	$19,100	$18,400	$18,400	$18,900	$19,900
Sale Date		8/27/2018	4/21/2017	7/1/2019	1/22/2018	8/2/2019
Sale Price		$155,000	$180,000	$155,000	$151,500	$193,000
Time Adj Sale Price		$159,300	$184,200	$155,000	$158,400	$193,000
TADJSP/SQFT		$84.38	$90.03	$100.91	$102.86	$129.88
Model Adjustments	$134,000	$94,100	$119,000	$89,600	$88,600	$118,200
Adjusted Sale Price		$199,200	$199,200	$199,400	$203,800	$208,800
Comparable Estimate	$202,100 ($106.14/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-52	103.08-7-6	103.08-7-15	103.08-5-18	103.08-5-16	103.08-10-10
Owner	Miller, Michael A	Wainwright, Corey L	Galioto, James R	Kellerman, Gary A	Schopf, Steven J	Kwiatek, Gregory M
Address	25 Dartmouth Dr	299 French Rd	339 French Rd	24 Cornell Dr	32 Cornell Dr	75 Irving Ter
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	86 x 116	50 x 120	50 x 120	89 x 140	91 x 160	60 x 130
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	02 Brick	02 Brick	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1958 / 0	1957 / 0	1956 / 0	1966 / 0	1957 / 0	1959 / 0
Condition	3 Normal	4 Good	3 Normal	2 Fair	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 90	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes
Fireplace/Ingrd Pool	0 / N	0 / N	0 / N	0 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	4	3	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 1	1 / 0	2 / 0	2 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	4 Full 0	4 Full 0	4 Full 0	1 Slab/pier 0	4 Full 0
1st Sty Area	1209	1216	1216	1040	1486	1040
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 200	0 400	0 0	0 0	0 0
SFLA	1209	1216	1216	1040	1486	1040
Att/Det Gar Sqft	483	440	352	308	264	308
Prior Land	$13,400					
Prior Total	$99,000					
Comp Land Estimate	$16,900	$12,400	$12,400	$18,700	$19,900	$15,000
Sale Date		9/18/2019	7/20/2018	4/11/2017	8/2/2019	4/23/2019
Sale Price		$157,000	$120,000	$97,500	$193,000	$150,000
Time Adj Sale Price		$157,000	$123,600	$99,800	$193,000	$151,100
TADJSP/SQFT		$129.11	$101.64	$95.96	$129.88	$145.29
Model Adjustments	$71,900	$91,800	$72,000	$53,300	$118,200	$72,200
Adjusted Sale Price		$137,100	$123,500	$118,400	$146,700	$150,800
Comparable Estimate	$135,300 ($111.91/SFLA)					

State of New York - Real Property System
Comparable SALES Report - RESIDENTIAL

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-53	103.08-7-59	103.08-5-16	103.08-5-8	103.08-5-15	104.05-1-12
Owner	Jakubczak, Sandor S	Warmus, Amanda B	Schopf, Steven J	Whalen, Mary Jo	Millidge, Jessica P	Gurowicz, William J
Address	29 Dartmouth Dr	55 Dartmouth Dr	32 Cornell Dr	64 Cornell Dr	36 Cornell Dr	37 Rogers Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	69 x 136	80 x 154	91 x 160	80 x 145	90 x 145	75 x 120
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1957 / 0	1956 / 0	1955 / 0	1952 / 0
Condition	3 Normal	3 Normal	4 Good	3 Normal	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 110	C Average 100	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	3 Hot wtr/stm Yes
Fireplace/Ingrd Pool	0 / Y	0 / N	1 / N	1 / N	1 / N	0 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	3	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	2 / 0	2 / 0	1 / 0	1 / 0
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	3 Partial 0
1st Sty Area	1531	1540	1486	1536	1888	1422
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1531	1540	1486	1536	1888	1422
Att/Det Gar Sqft		396	264		264	368
Prior Land	$12,700					
Prior Total	$110,000					
Comp Land Estimate	$16,500	$18,900	$19,900	$18,400	$19,100	$16,200
Sale Date		1/22/2018	8/2/2019	7/1/2019	8/27/2018	8/29/2019
Sale Price		$151,500	$193,000	$155,000	$155,000	$150,000
Time Adj Sale Price		$158,400	$193,000	$155,000	$159,300	$150,000
TADJSP/SQFT		$102.86	$129.88	$100.91	$84.38	$105.49
Model Adjustments	$86,300	$88,600	$118,200	$89,600	$94,100	$91,100
Adjusted Sale Price		$156,100	$161,100	$151,700	$151,500	$145,200
Comparable Estimate	$153,100 ($100/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-7-54	103.08-7-59	103.08-5-15	103.08-5-8	103.08-5-16	103.08-5-7
Owner	Hevland, Donald W	Warmus, Amanda B	Millidge, Jessica P	Whalen, Mary Jo	Schopf, Steven J	Pham, Thu Nguyen
Address	33 Dartmouth Dr	55 Dartmouth Dr	36 Cornell Dr	64 Cornell Dr	32 Cornell Dr	68 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	76 x 134	80 x 154	90 x 145	80 x 145	91 x 160	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1952 / 0	1956 / 0	1955 / 0	1956 / 0	1957 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	3 Normal	4 Good	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 90	C Average 100	C Average 110	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	0 / N	0 / N	1 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	3	3	4	3	3
Full/Half Baths	1 / 0	1 / 0	1 / 0	2 / 0	2 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1836	1540	1888	1536	1486	2046
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1692	1540	1888	1536	1486	2046
Att/Det Gar Sqft	308	396	264		264	528
Prior Land	$13,400					
Prior Total	$115,000					
Comp Land Estimate	$17,200	$18,900	$19,100	$18,400	$19,900	$18,400
Sale Date		1/22/2018	8/27/2018	7/1/2019	8/2/2019	4/21/2017
Sale Price		$151,500	$155,000	$155,000	$193,000	$180,000
Time Adj Sale Price		$158,400	$159,300	$155,000	$193,000	$184,200
TADJSP/SQFT		$102.86	$84.38	$100.91	$129.88	$90.03
Model Adjustments	$94,500	$88,600	$94,100	$89,600	$118,200	$119,000
Adjusted Sale Price		$164,300	$159,700	$159,900	$169,300	$159,700
Comparable Estimate	$162,600 ($96.1/SFLA)					

	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
						
SWIS	143003	143003	143003	143003	143003	143003
Print Key	103.08-6-12	103.08-5-8	103.08-7-59	103.08-5-16	103.08-5-15	103.08-5-7
Owner	Thompson, Jeremy J	Whalen, Mary Jo	Warmus, Amanda B	Schopf, Steven J	Millidge, Jessica P	Pham, Thu Nguyen
Address	38 Dartmouth Dr	64 Cornell Dr	55 Dartmouth Dr	32 Cornell Dr	36 Cornell Dr	68 Cornell Dr
Property Class	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res	210 1 Family Res
Neighborhood	205	205	205	205	205	205
School Code	143007	143007	143007	143007	143007	143007
Site No.	1	1	1	1	1	1
Land Size	103 x 132	80 x 145	80 x 154	91 x 160	90 x 145	80 x 145
Building Style	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch	01 Ranch
Exterior Wall	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl	03 Alum/vinyl
Year Built/Eff Yr Built	1957 / 0	1956 / 0	1956 / 0	1957 / 0	1955 / 0	1956 / 0
Condition	3 Normal	3 Normal	3 Normal	4 Good	3 Normal	3 Normal
Grade/Grade Adj	C Average	C Average 100	C Average 100	C Average 110	C Average 90	C Average 100
Heat Type/Central Air	2 Hot air No	2 Hot air Yes	2 Hot air No	2 Hot air Yes	2 Hot air Yes	2 Hot air No
Fireplace/Ingrd Pool	1 / N	1 / N	0 / N	1 / N	1 / N	1 / N
Stories	1.0	1.0	1.0	1.0	1.0	1.0
Bedrooms	4	4	3	3	3	3
Full/Half Baths	1 / 0	2 / 0	1 / 0	2 / 0	1 / 0	1 / 1
Bsmt Type/Bsmt GarCap	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0	1 Slab/pier 0
1st Sty Area	1624	1536	1540	1486	1888	2046
2nd Sty Area	0	0	0	0	0	0
Fin Bsmt/Fin Rec Rm	0 0	0 0	0 0	0 0	0 0	0 0
SFLA	1624	1536	1540	1486	1888	2046
Att/Det Gar Sqft			396	264	264	528
Prior Land	$16,000					
Prior Total	$119,700					
Comp Land Estimate	$19,100	$18,400	$18,900	$19,900	$19,100	$18,400
Sale Date		7/1/2019	1/22/2018	8/2/2019	8/27/2018	4/21/2017
Sale Price		$155,000	$151,500	$193,000	$155,000	$180,000
Time Adj Sale Price		$155,000	$158,400	$193,000	$159,300	$184,200
TADJSP/SQFT		$100.91	$102.86	$129.88	$84.38	$90.03
Model Adjustments	$90,800	$89,600	$88,600	$118,200	$94,100	$119,000
Adjusted Sale Price		$156,200	$160,600	$165,600	$156,000	$156,000
Comparable Estimate	$158,900 ($97.84/SFLA)					